



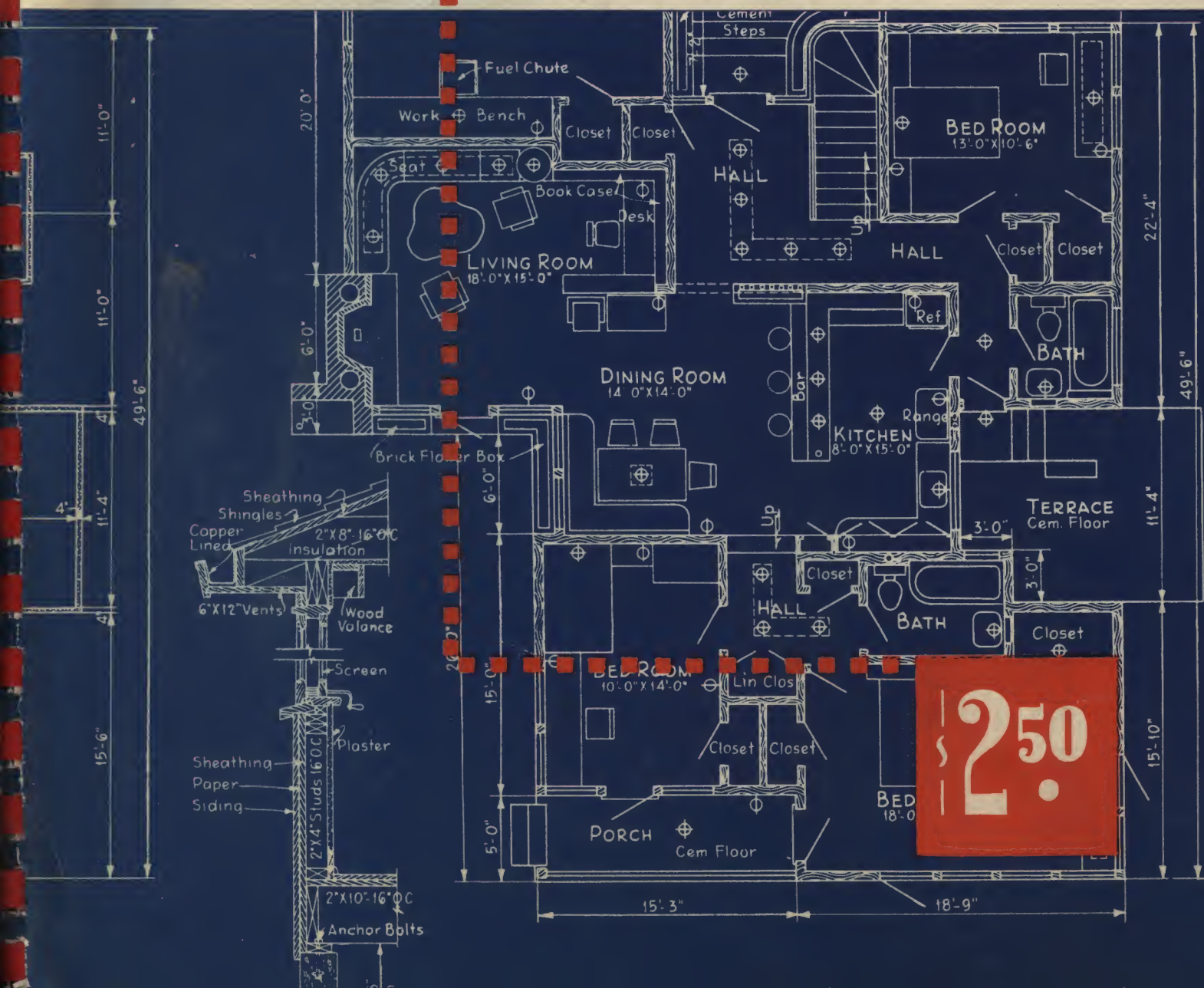
Blueprint

PLANS

FROM AMERICAN BUILDER MAGAZINE

12 COMPLETE BLUEPRINTS

21 HOMES - 7 GARAGES



Blueprint Plans

FROM AMERICAN BUILDER MAGAZINE



Published By

AMERICAN BUILDER

A Simmons-Boardman Publication

105 W. Adams St., Chicago 3, Ill.

The World's Greatest Building Paper

Foreword

NEVER before has a plan book of this character been offered to home builders and home seekers.

Presented here are twelve complete blueprints suitable for accurately estimating the construction costs of these attractive homes and garages.

All the homes in this book have been designed by nationally famous architects and selected from the pages of **American Builder**. They are exceedingly well planned and are adaptable to any climate both as to style and construction.

Other pages are devoted to interior suggestions, built-ins and snack bars.

American Builder takes pride in being able to offer this comprehensive plan book to its readers and others. Complete quarter-inch scale plans are available through the **American Builder** plan service on some of the designs presented. We suggest you consult with your local builder, dealer or architect regarding any home you may select with the idea of building.

We feel sure you will find this book of great value in selecting a home that will be architecturally correct in design and construction and give years of lasting value to its owner.

—The Editors.



BROAD, horizontal lines are further emphasized by the low, sweeping roof and a large picture window.

A Modern Adaptation of a French Farm House

This house, designed by Philip Maher, Chicago architect, has the freedom of contemporary planning, and still retains the classic balance that is reminiscent of best of old world atmosphere



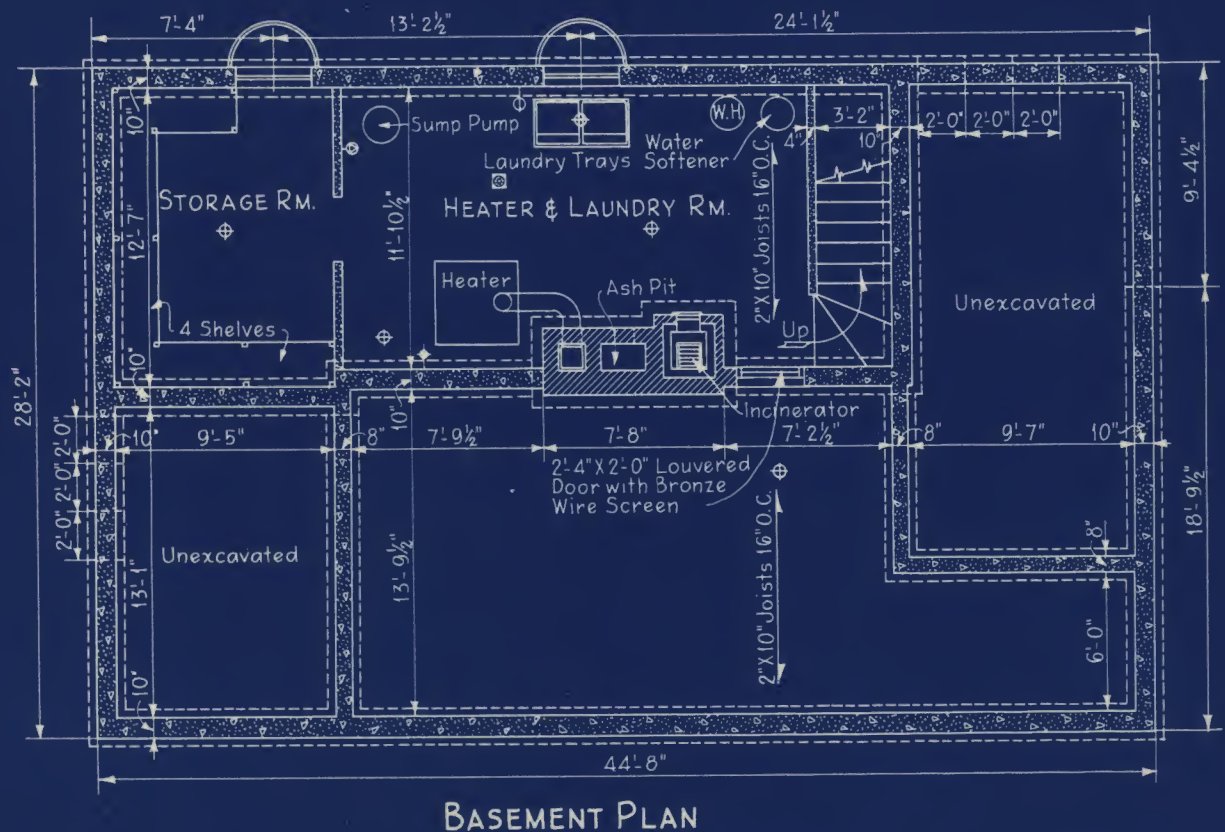
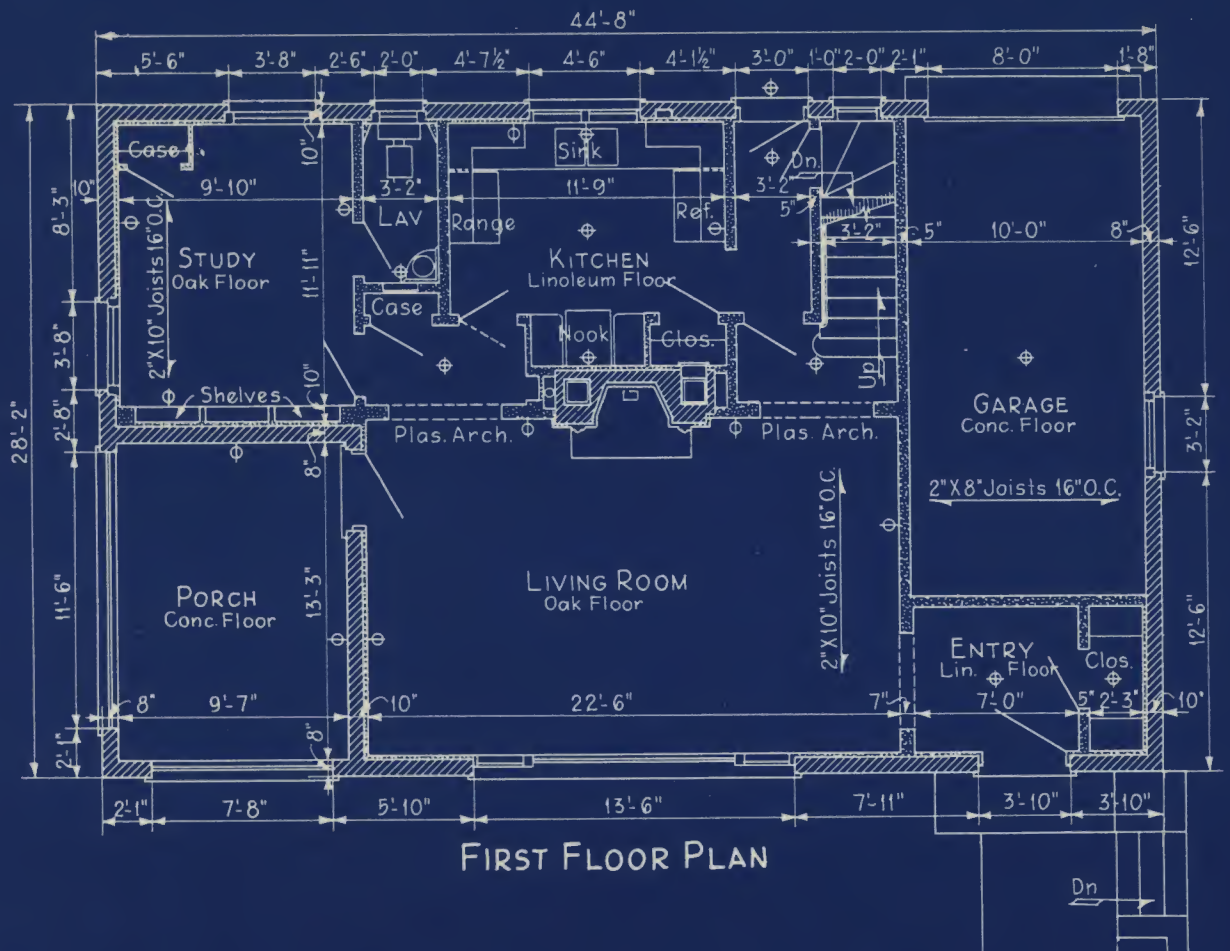
A GRACEFUL fireplace mantel adds character to the living room.

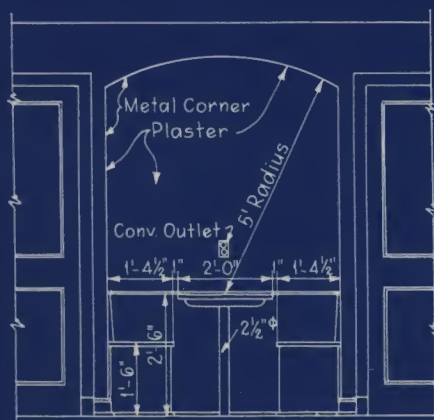
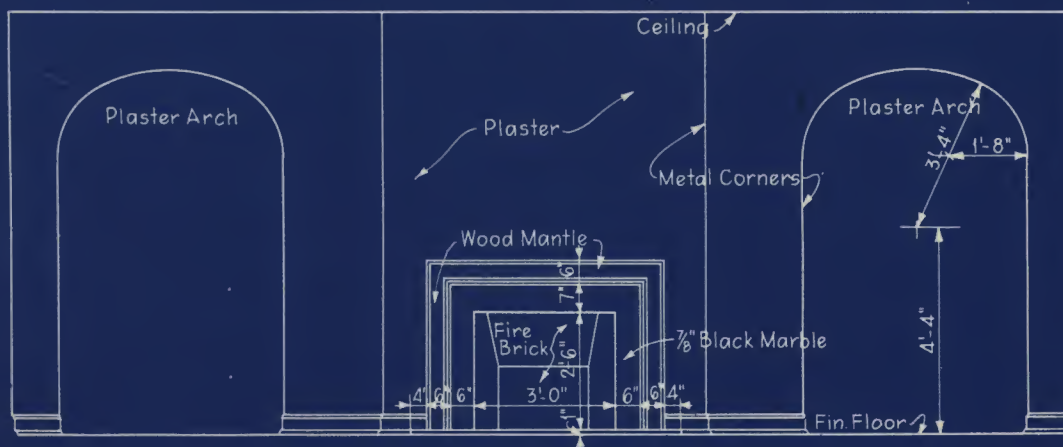
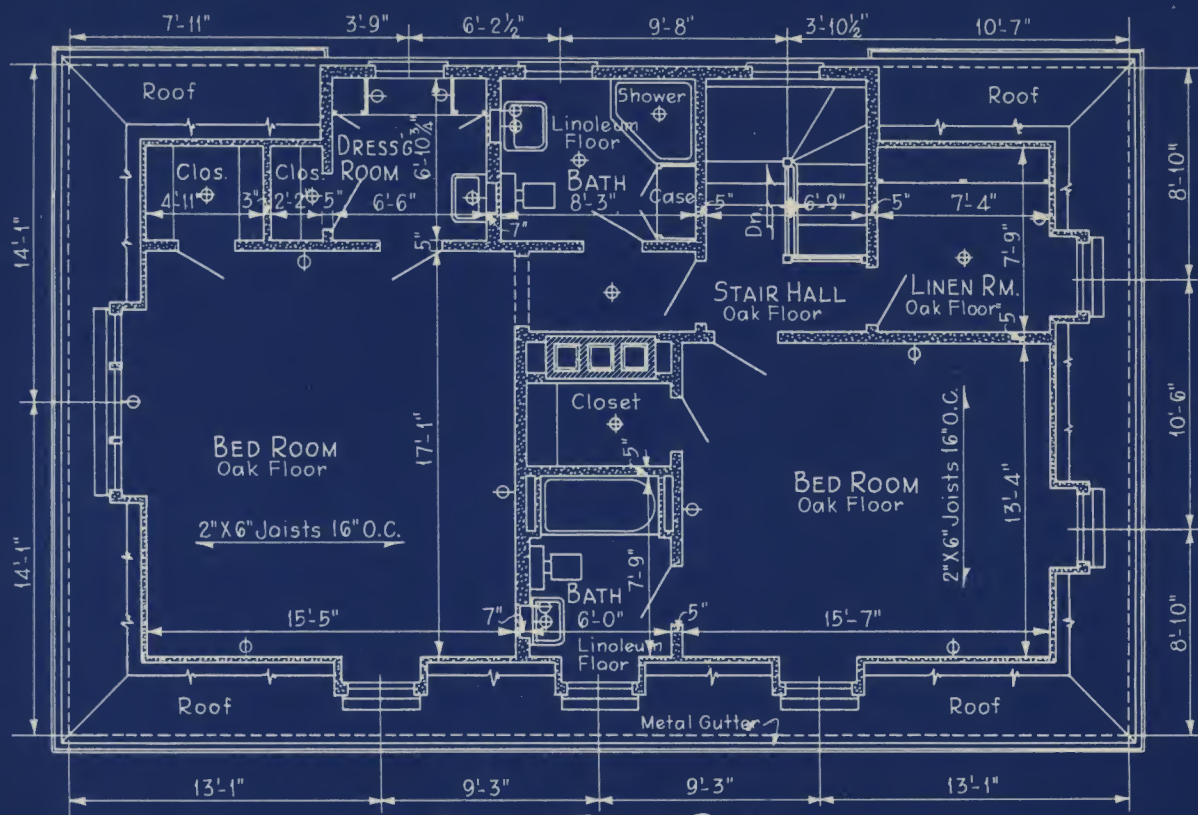
THE characteristics of the French farm house with variations to adapt the style to modern materials and conditions were used by Philip B. Maher, Chicago architect, in designing this comfortable house for A. J. Janata, Urbana, Ill. The builder was Frank J. Schwartz, also of Urbana.

Perfect symmetry was obtained in the front elevation by clever handling and treatment of the window and door units. Blinds flanking the entrance door balance the porch opening at the opposite side, and the large living room window centered under the middle dormer acts as a focal point of symmetry. The window, in addition to this function and that of providing ample daylight for the interior, also emphasizes the horizontal lines of the front elevation, which are heightened further by quoins on both sides of the entrance and porch.

The exterior walls are common brick painted white. The roof is covered with asphalt shingles in a deep maroon, providing a pleasing contrast to the walls.

The chief characteristic of the plan is compactness which is achieved without sacrifice of easy circulation from room to room. The unusual location of the front stairway permits it to be included in the large dormer at the rear of the house, and allows ample space for two large bedrooms on the second floor.





DESIGN No. AB 103

AMERICAN BUILDER BLUE PRINT SERIES

Designed By

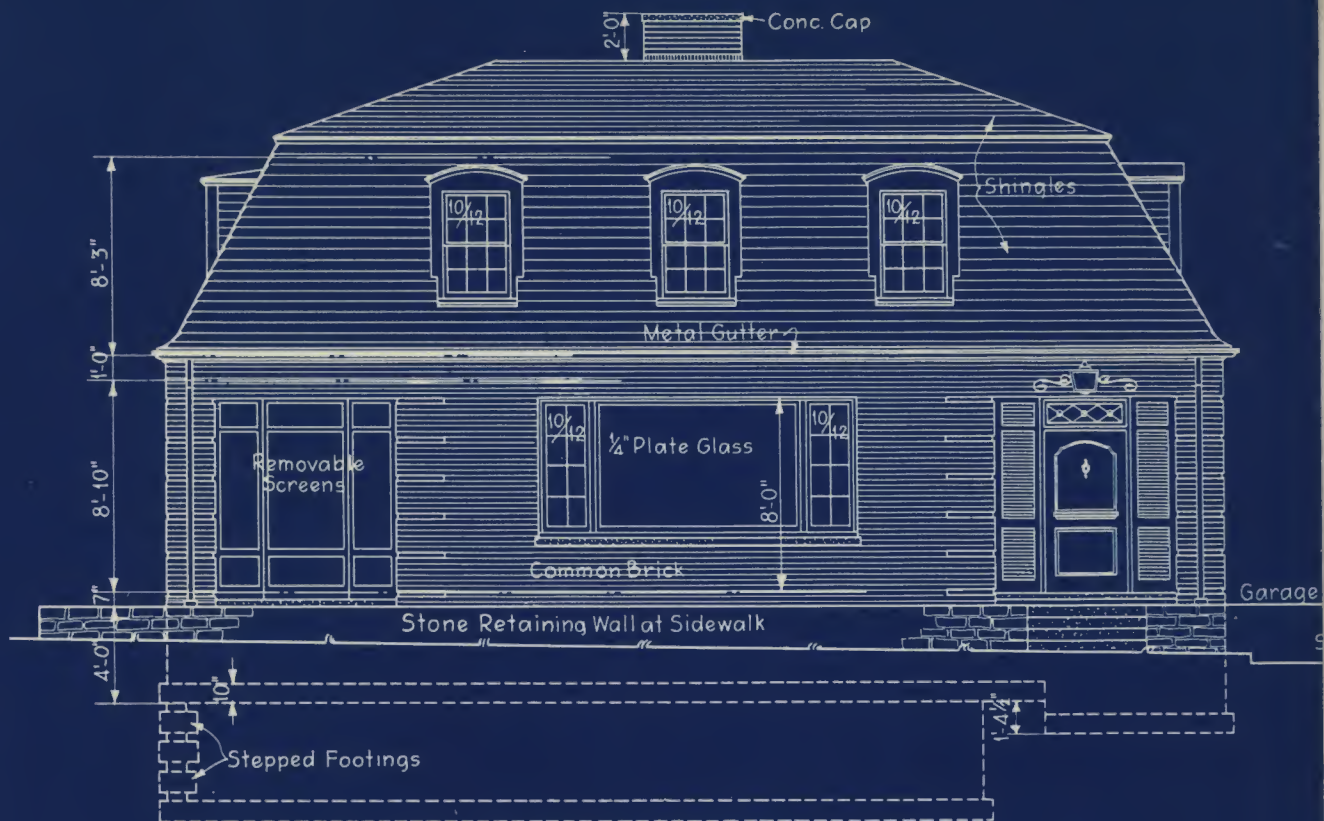
PHILIP B. MAHER

167 E. Erie St.

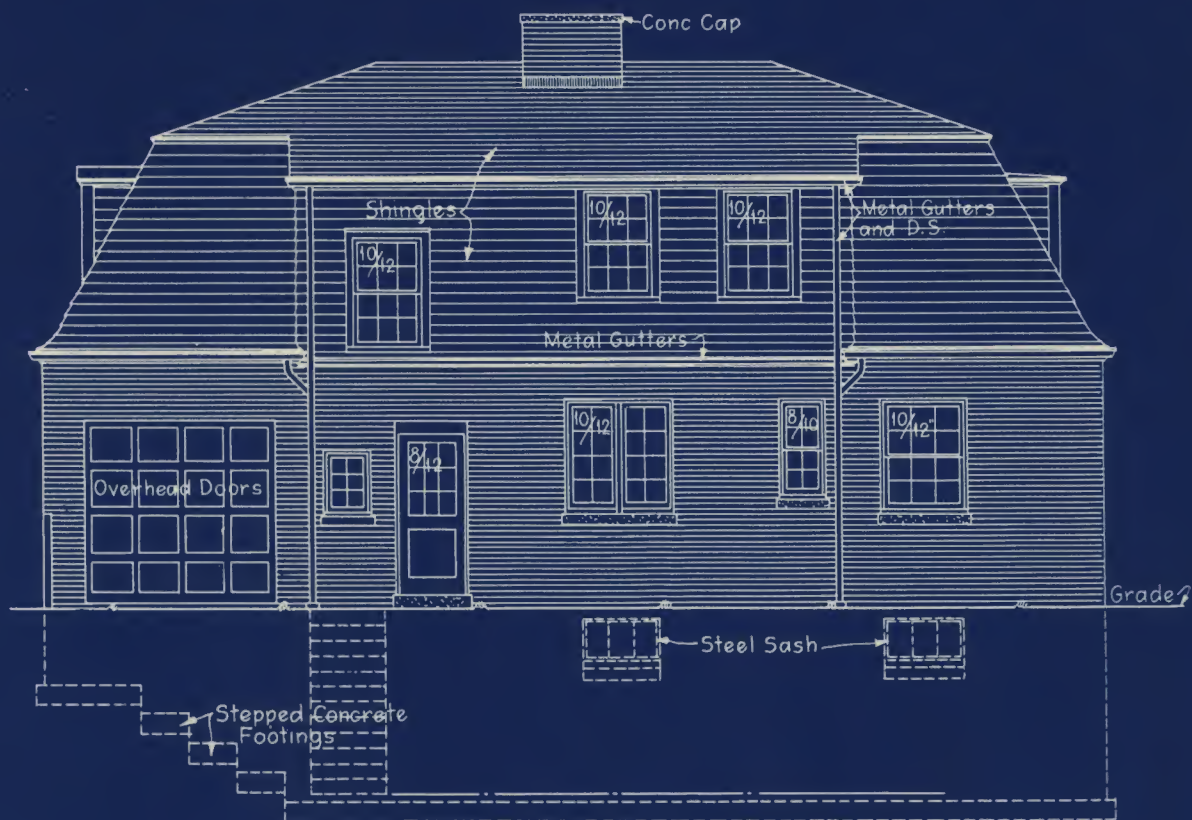
ARCHITECT

ARCHITECT
Chicago, Illinois.

Simmons Boardman Pub. Corp. 105 W. Adam St. Chicago, Ill.



FRONT ELEVATION



REAR ELEVATION

DESIGN NO. AB 103

AMERICAN BUILDER BLUE PRINT SERIES

Designed By

PHILIP B. MAHER

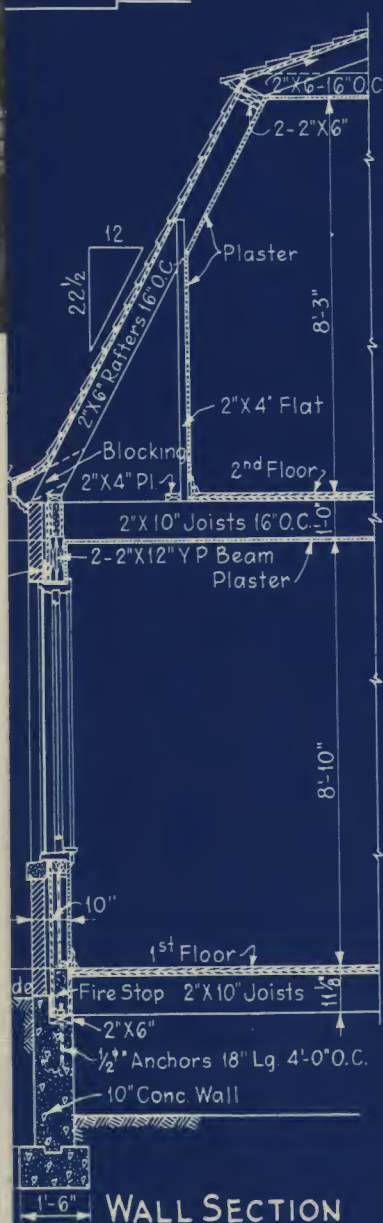
167 E. Erie St.

ARCHITECT

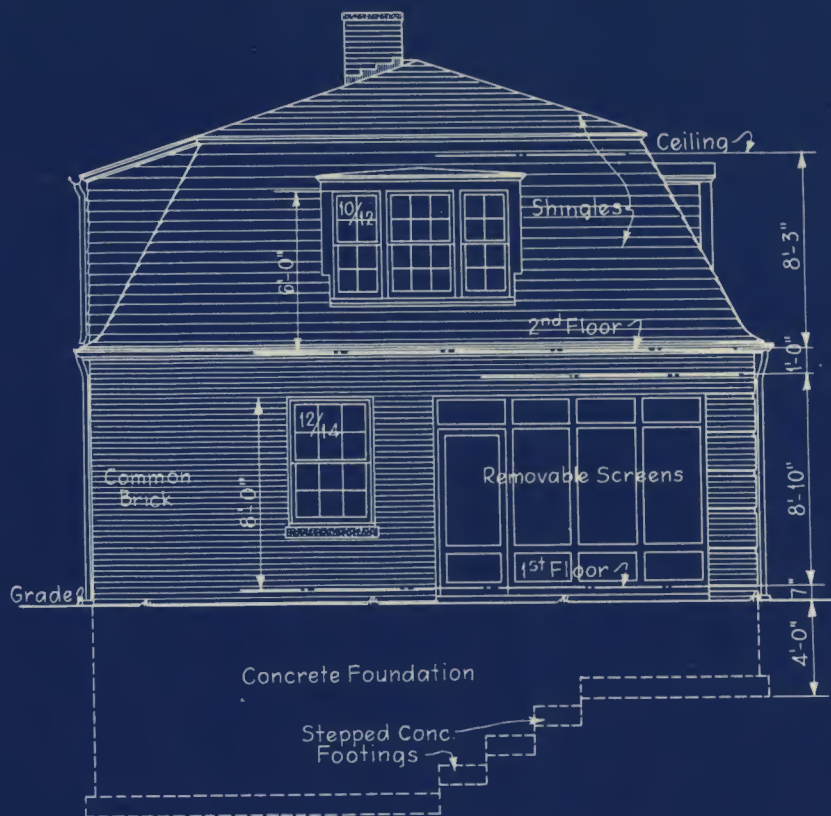
Chicago, Illinois.

Simmons Boardman Pub. Corp. 105 W. Adam St. Chicago, ILL.

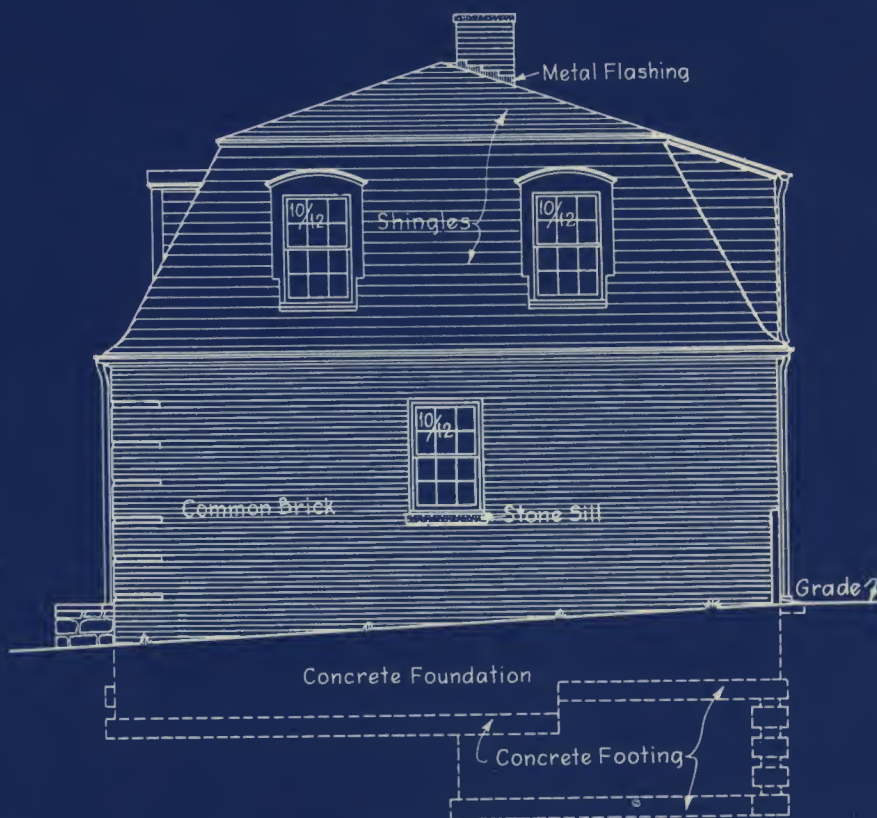
Grade
Sidewalk Grade



WALL SECTION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

A LIVING ROOM IS HEART OF THE HOME

THIS living room is planned for enjoyable hours for the whole family. It has an adjacent living porch to add to its comfort and usefulness. The fireplace and graceful bay are nicely detailed.



A HALL THAT SAYS WELCOME

HALL area in this home of W. H. Carpenter, Van Nuys, California, is of ample proportions. Guests do not feel that they are being crowded into a closet, and the excellent handling of the clear Western pine paneled walls sets a keynote for the rest of the house. The entrance door is detailed below; particularly interesting are the louvered doors that shut off the dining room.



DETAIL OF ENTRANCE DOOR



Here's a study in modern architecture for a luxurious small suburban home, planned for outdoor as well as indoor enjoyment. Contains all conveniences for efficient, comfortable living.

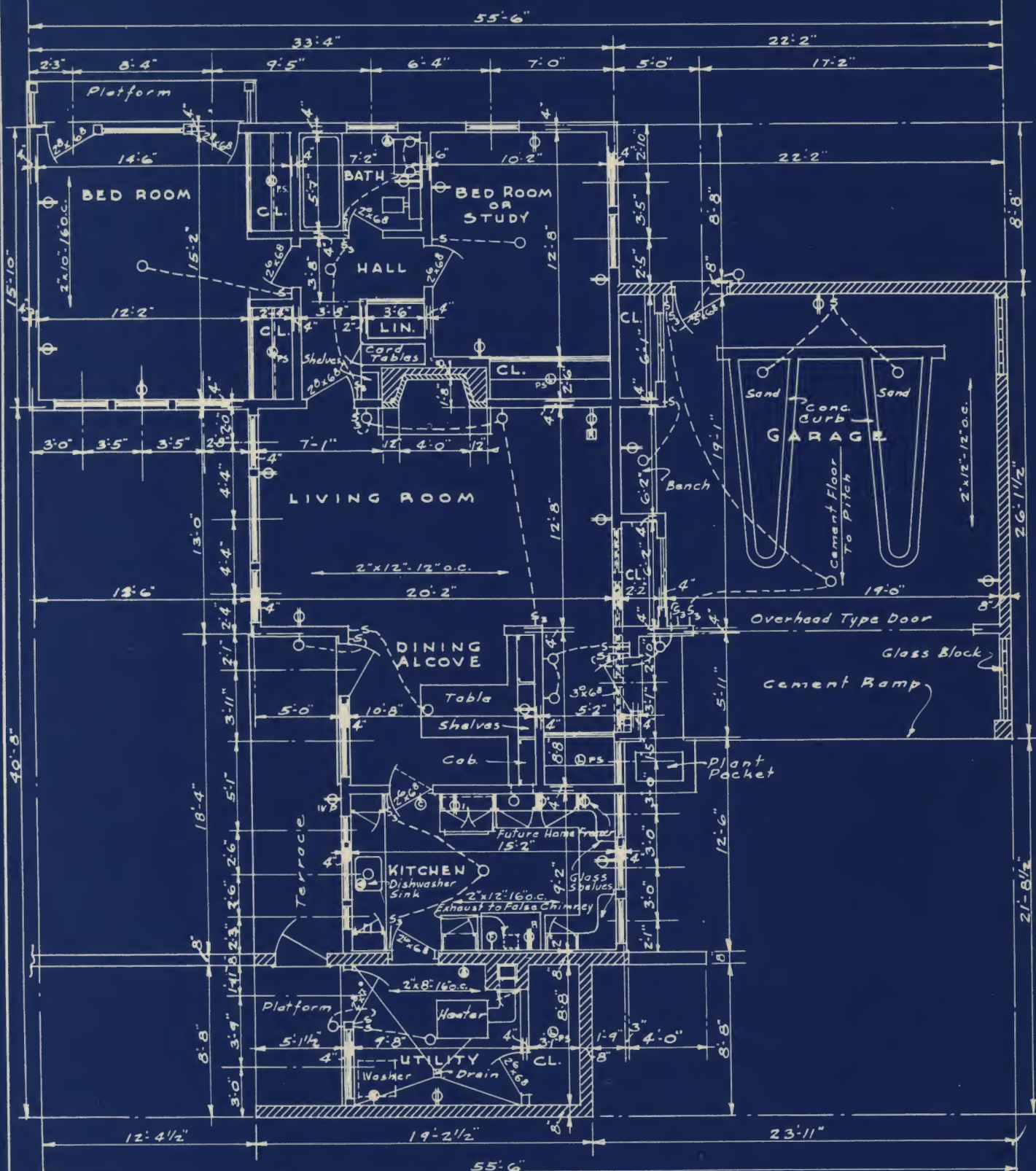
Rich With Ideas Of Modern Design

DOES this design startle you? Architects Chapman and Evans, nationally known designers of conservative Cape Cod and Colonial homes, think this may typify a trend in future home design, at least for warmer climates.

Large picture windows of plate glass are a part of both exterior and interior architecture. If the garage were reduced to accommodate only one car, a sixty-five foot lot would be ample.

Kitchen is a model of modernity. Provision is made for all the newest equipment, including dishwasher and deep freeze storage. Note how all four walls are utilized for work surfaces. Glass shelves are generously used.

A pergola-type roof covers the terrace to which there is access from the living room and dining alcove.

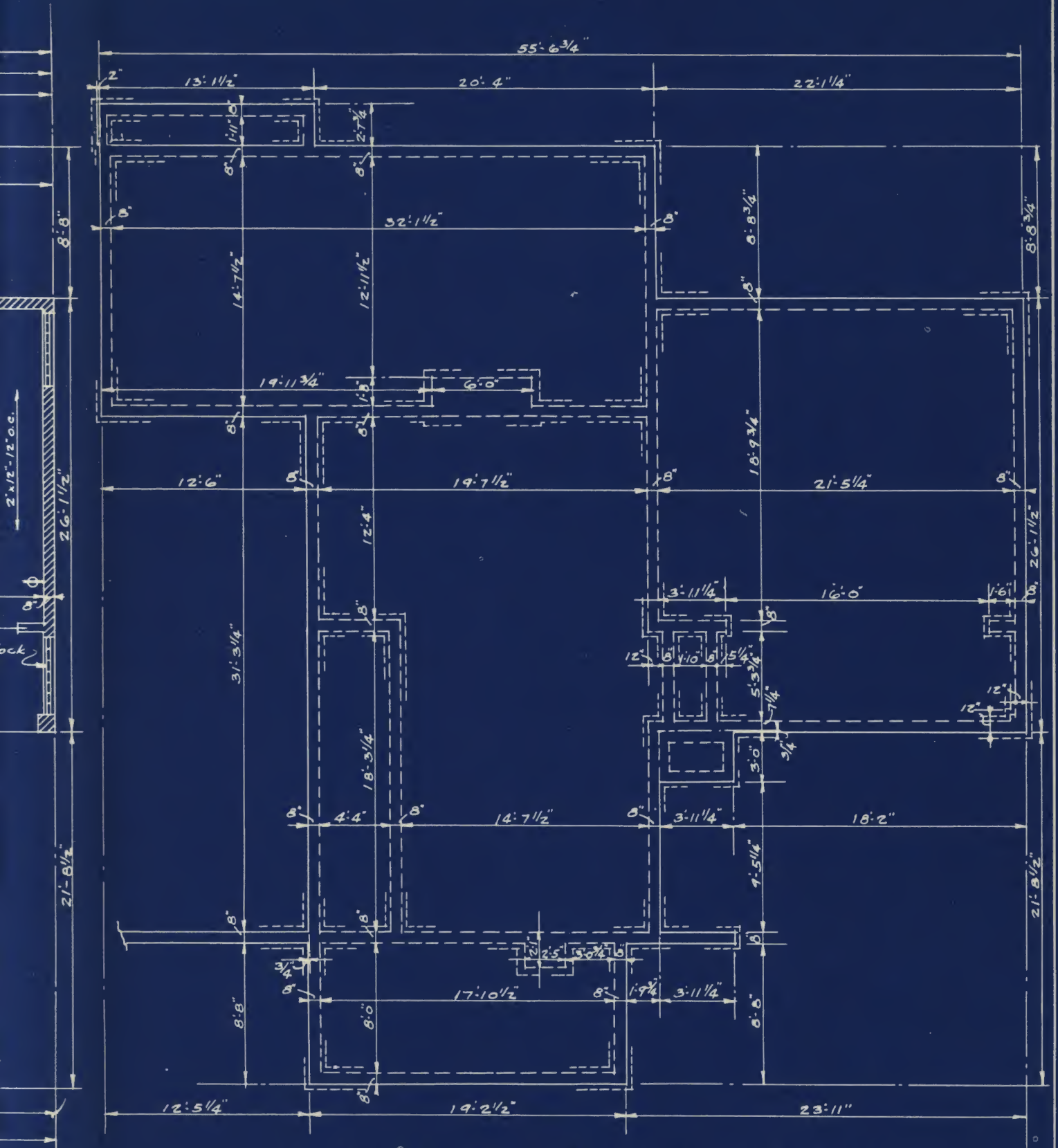


FIRST FLOOR PLAN

Scale - 1/8" = 1'-0"

ELECTRIC SYMBOLS

- | | | |
|---------------------------|-----------------------------------|----------------------------|
| ○ LIGHT OUTLET-CEILING | ⊕ DUPLEX CONVENIENCE OUTLET | ⊙ SPECIAL PURPOSE OUTLET |
| ○ LIGHT OUTLET-WALL | ⊕ SINGLE CONVENIENCE OUTLET | S SINGLE POLE SWITCH |
| ⊙ LAMP HOLDER-PULL SWITCH | ⊕ WEATHERPROOF CONVENIENCE OUTLET | S ₃ 3WAY SWITCH |
| ⊕ FAN OUTLET | ⊕ RADIO & CONVENIENCE OUTLET | B BELL |
| ⊕ CLOCK OUTLET | ⊕ RANGE OUTLET | B Buzzer |



FOUNDATION PLAN

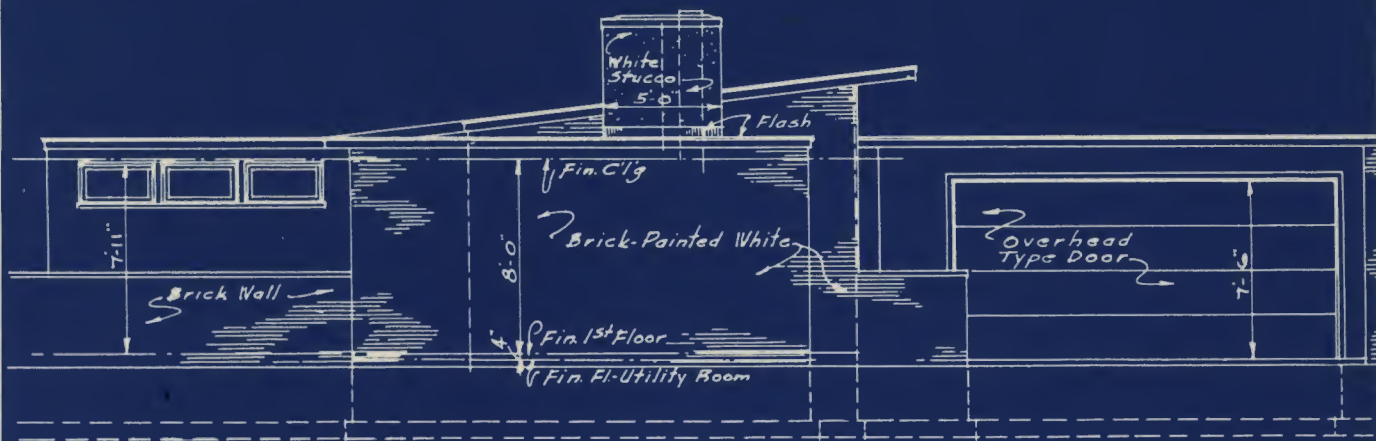
Scale 1/8" = 1'-0"

DESIGN No. AB-10

AMERICAN BUILDER
POST WAR BLUEPRINT SERIES

PREPARED BY
HENRY OTIS CHAPMAN • RANDOLPH EVANS
ARCHITECTS NEW YORK, N.Y.

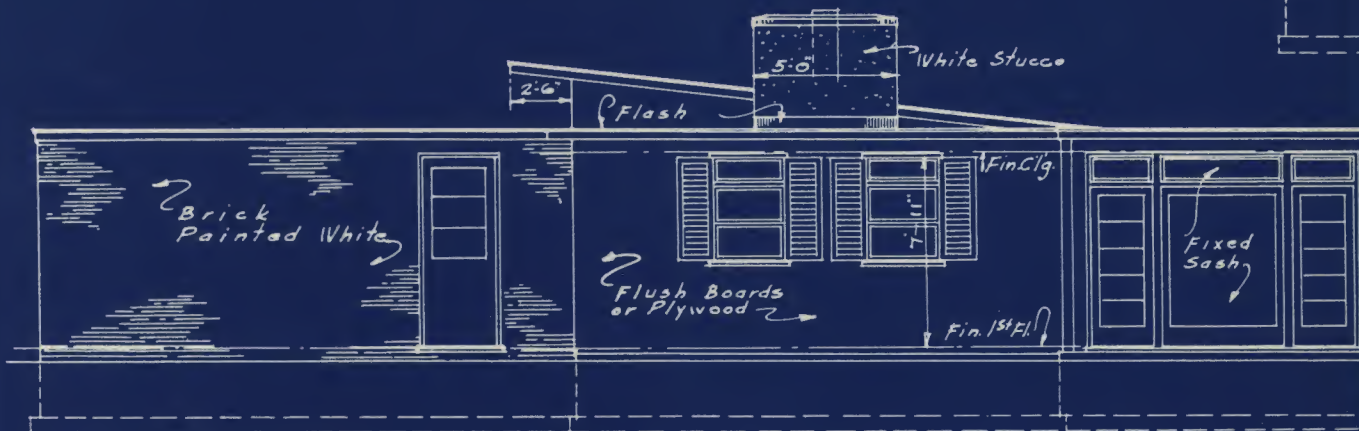
Simmons-Boardman Pub. Corp. 105 W. Adams St. Chicago



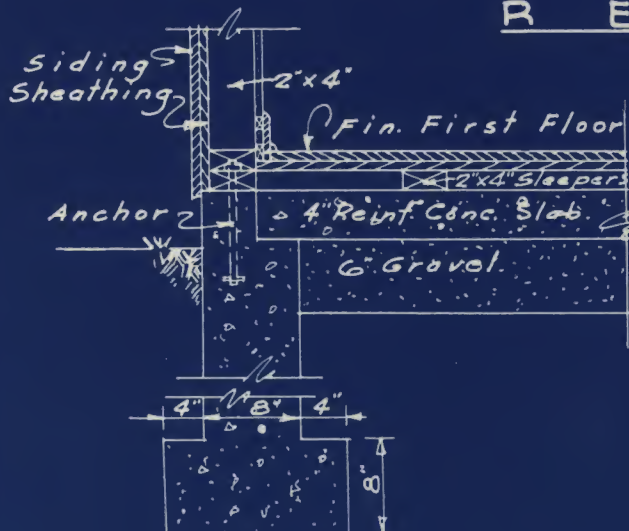
FRONT

NOTE

DEPTH OF FOOTINGS BELOW GRADE TO BE DETERMINED BY LOCAL BUILDING CODE



REAR



WALL DETAIL

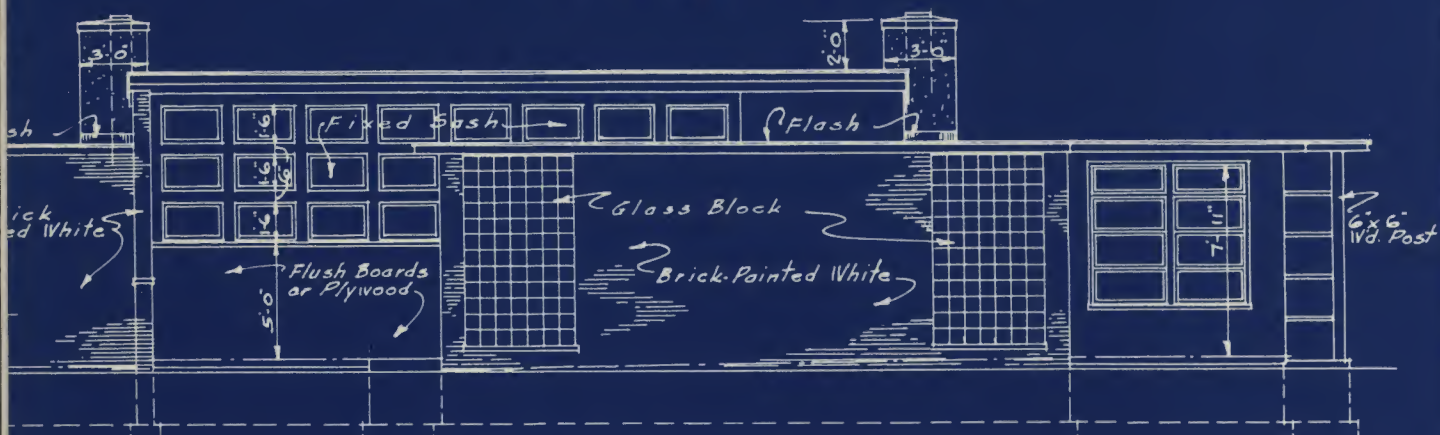
Scale $\frac{3}{4}'' = 1'-0''$

DESIGN No. AB-10
AMERICAN BUILDER
POST WAR BLUEPRINT SERIES
 PREPARED BY
 HENRY OTIS CHAPMAN - RANDOLPH EVANS
 ARCHITECTS NEW YORK, N.Y.
 Simmons-Boardman Pub. Corp. 105 W. Adams St., Chicago



KITCHEN ELEVATIONS

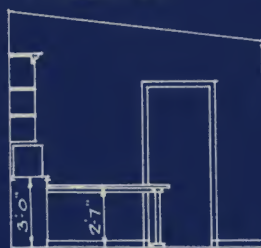
Scale $\frac{1}{8}" = 1'-0"$



RIGHT SIDE



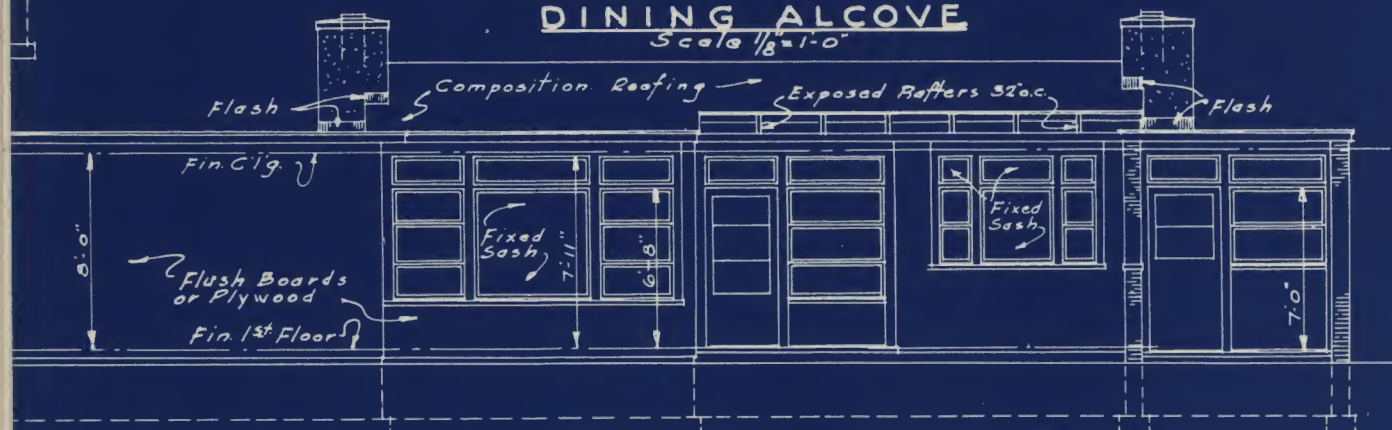
TOWARD VESTIBULE



TOWARD KITCHEN

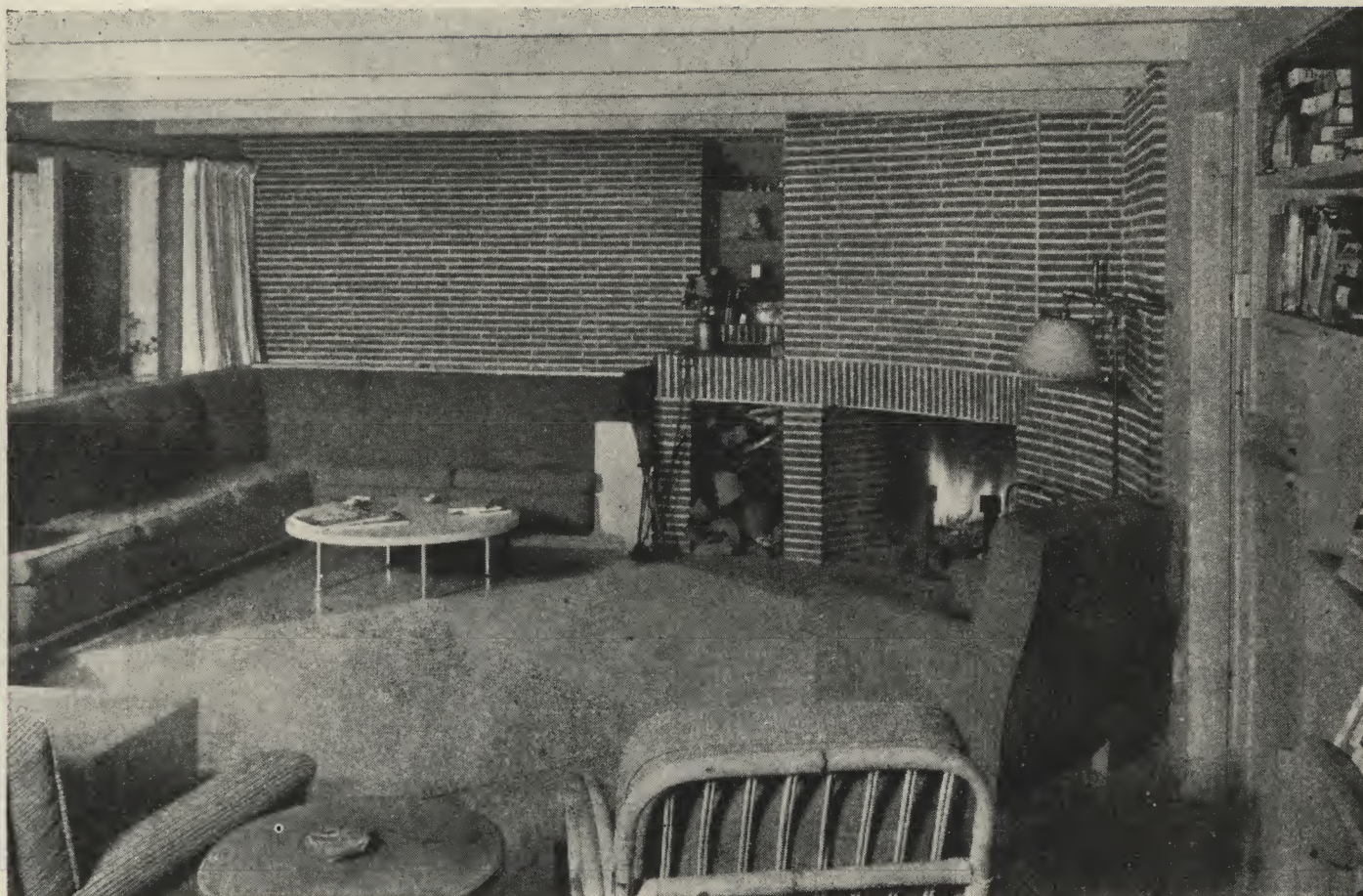
DINING ALCOVE

Scale $\frac{1}{8}" = 1'-0"$



LEFT SIDE

Scale For Elevations $\frac{1}{8}" = 1'-0"$



CORNER FIREPLACE with fuel alcove, display shelves, bookcase and cupboards in a house at Oswego, Ore. Built-in upholstered seats add to the welcome of this informal modern center of small home. Van Evera Bailey, A.I.A., architect; Leonard Delano, photographer.

Well-Styled Built-ins for Future Homes

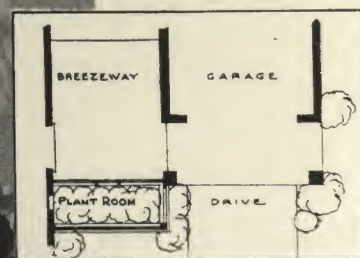


Trend toward more and more built-in furnishing and equipment items sure to continue in post-war home building; here are some smart ideas to pep up your planning with custom-built class features

SNACK BAR of simple lines separates kitchen space from living room in this modern-style Oregon house; bracketed-out counter top is of colorful sheet plastic to match chair cushions; wall finish is plywood. Note recessed fluorescent lighting.



① *Garage with Plant Room*

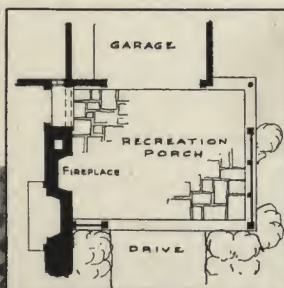


PLANT ROOM, which serves also as a winter hot-house by use of electric heating unit and reflector. Note hinged sash for accessibility from either side.

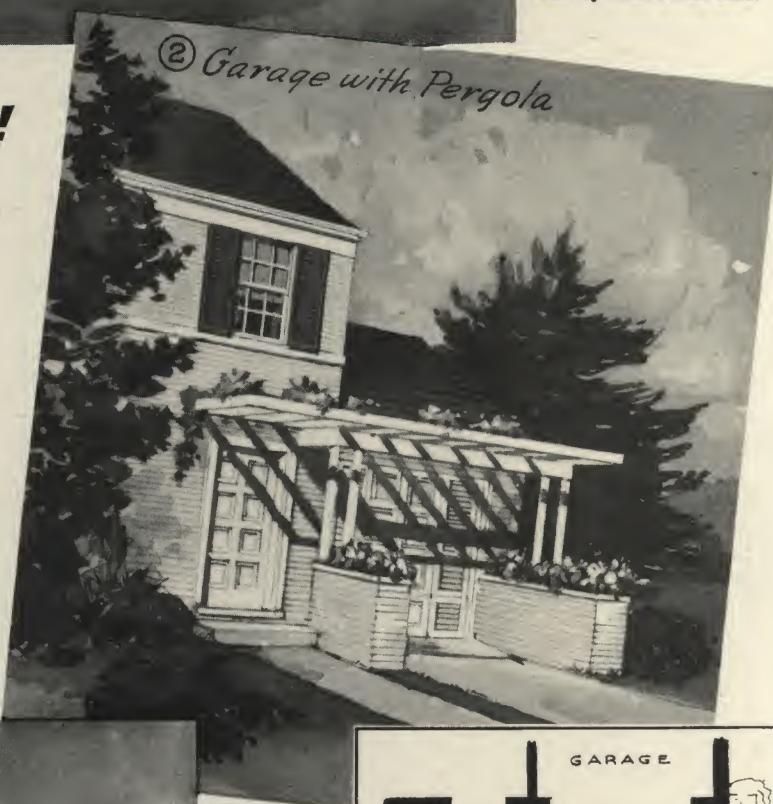
Garages with Oomph!

GARAGES may be ornamental as well as useful; they need not be, as so many are, a shed-type structure added to an otherwise well designed house.

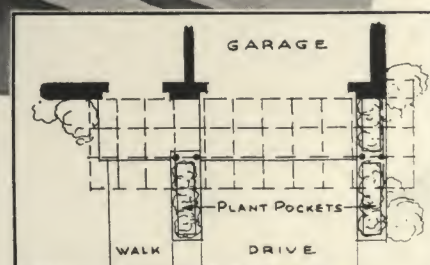
Examples of combined beauty and utility are evident in these designs for garage entrances prepared especially for *American Builder* by Architects Henry Otis Chapman and Randolph Evans of New York. Note the eye-catching doors, with glass or fillet panels, or side sections painted to resemble blinds.



HANDY CARPORT, with door to house, can double as recreation porch. Note fireplace.



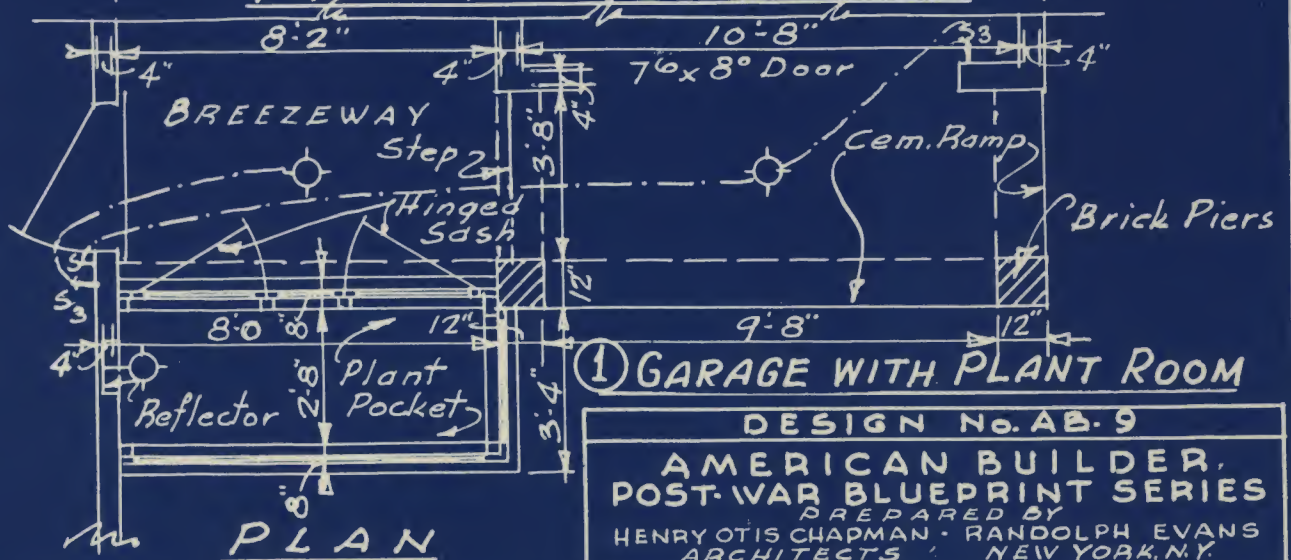
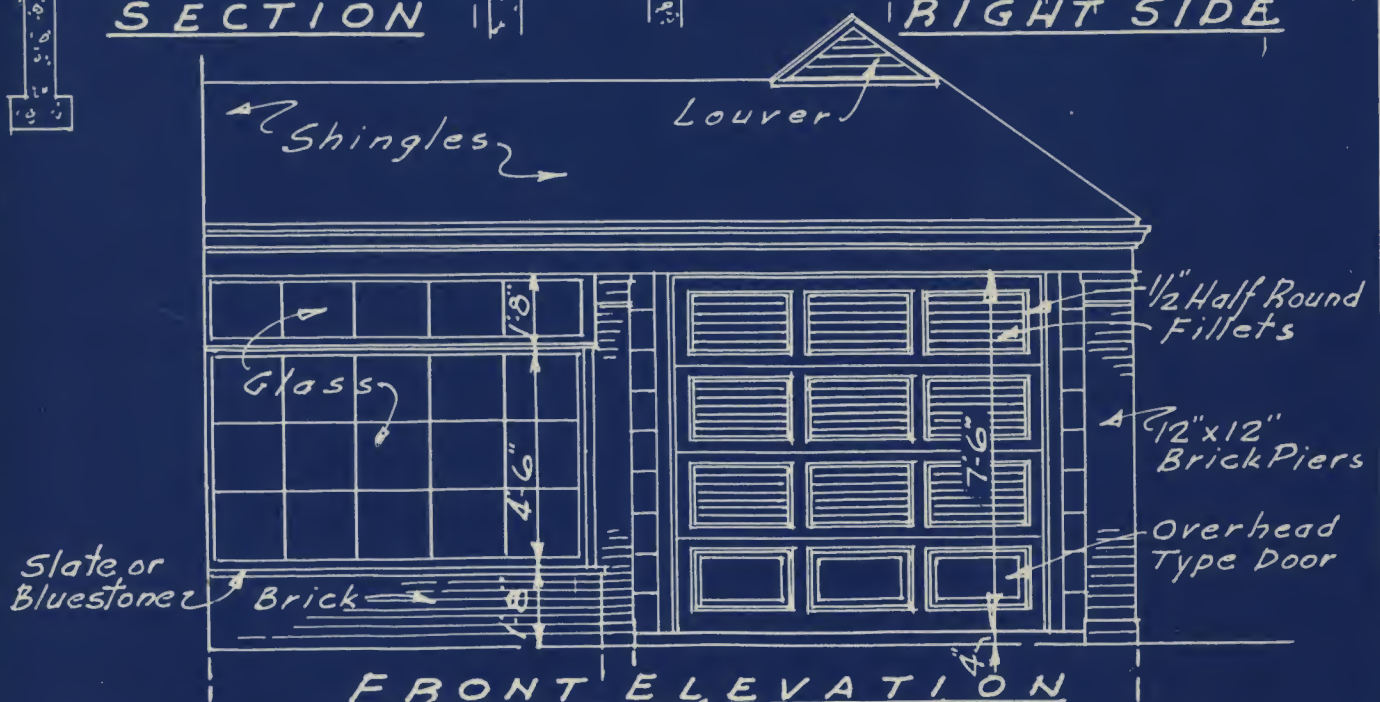
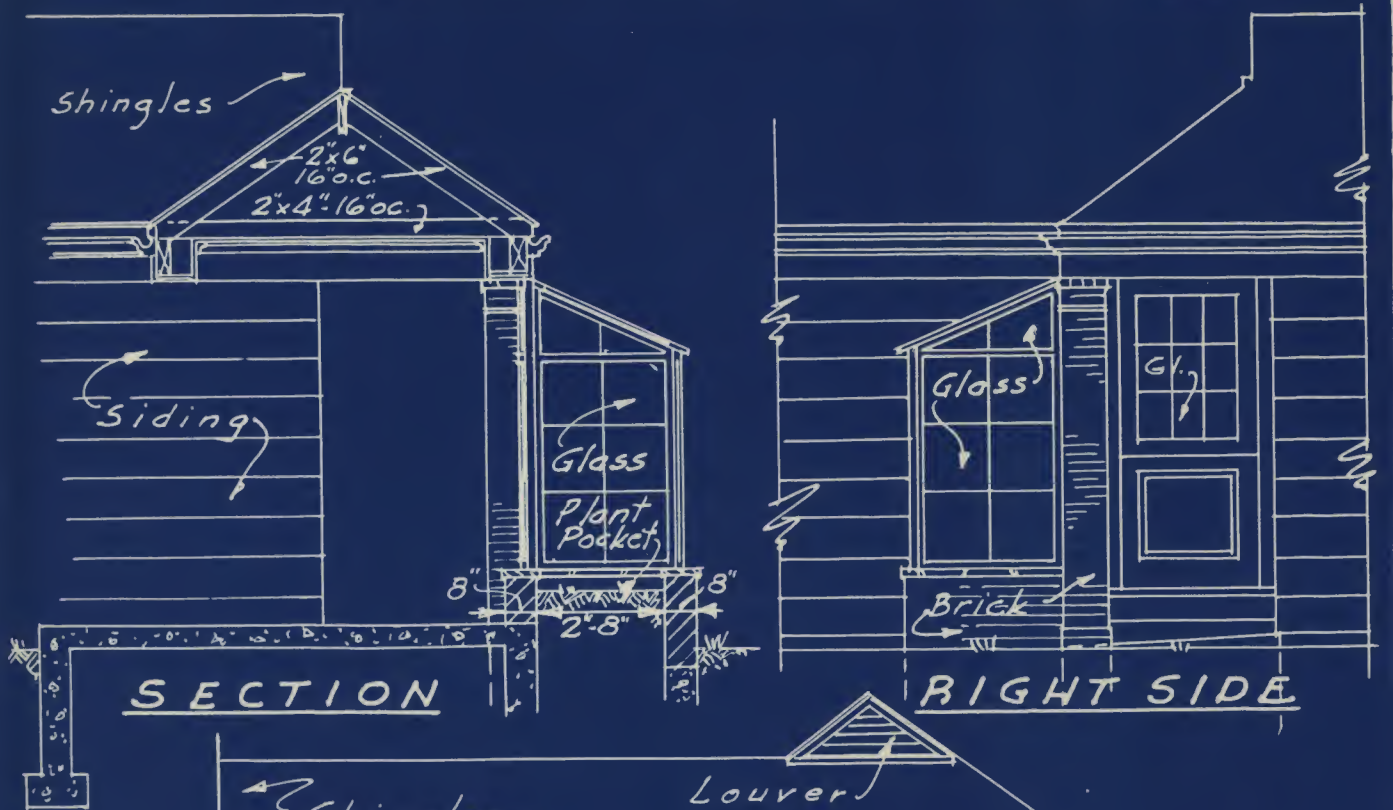
② *Garage with Pergola*



PLANT POCKETS can house year-round shrubs or annual flowers. House and overhead garage doors feature glass panels. Easy step from garage ramp to door.



③ *Garage with Porch*



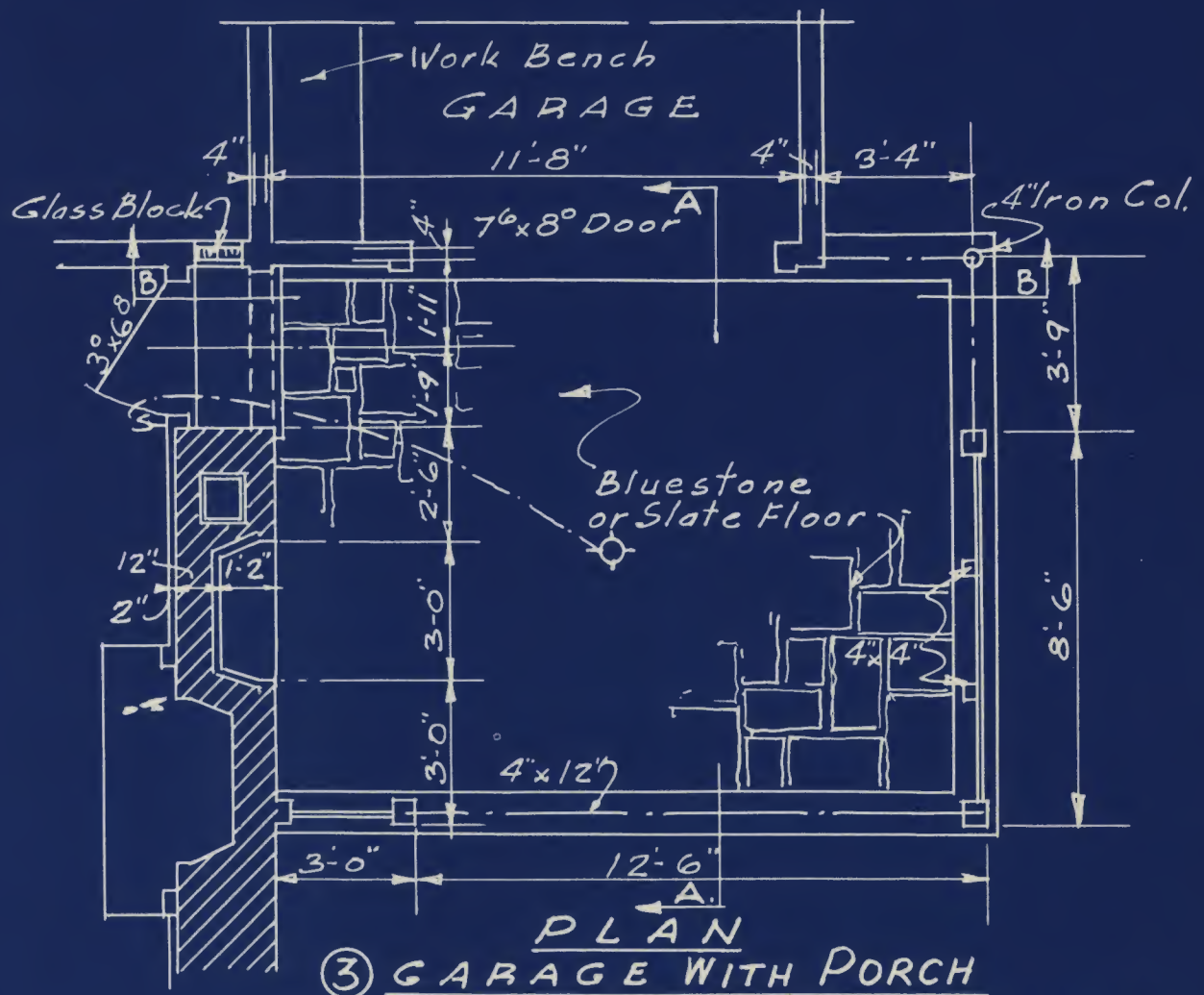
DESIGN No. AB-9

AMERICAN BUILDER,
POST-WAR BLUEPRINT SERIES

PREPARED BY
HENRY OTIS CHAPMAN · RANDOLPH EVANS
ARCHITECTS · NEW YORK, N.Y.

Simmons-Boardman Pub. Corp. 105 W. Adams St. Chicago

and Elevations. Scale 1/4" = 1'-0"



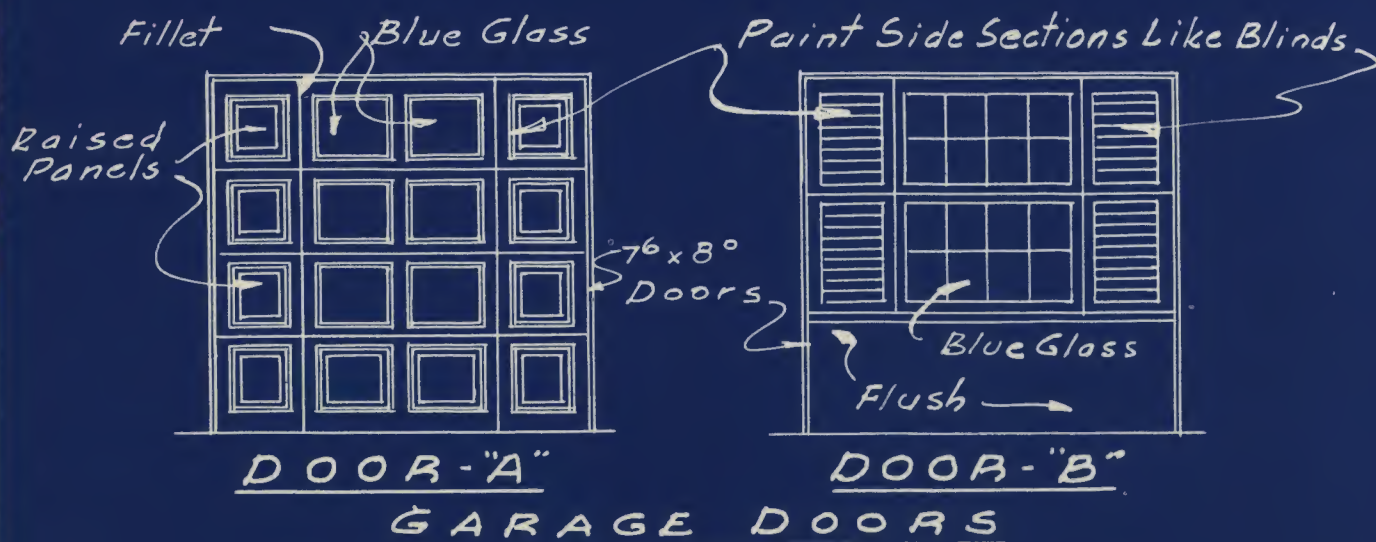
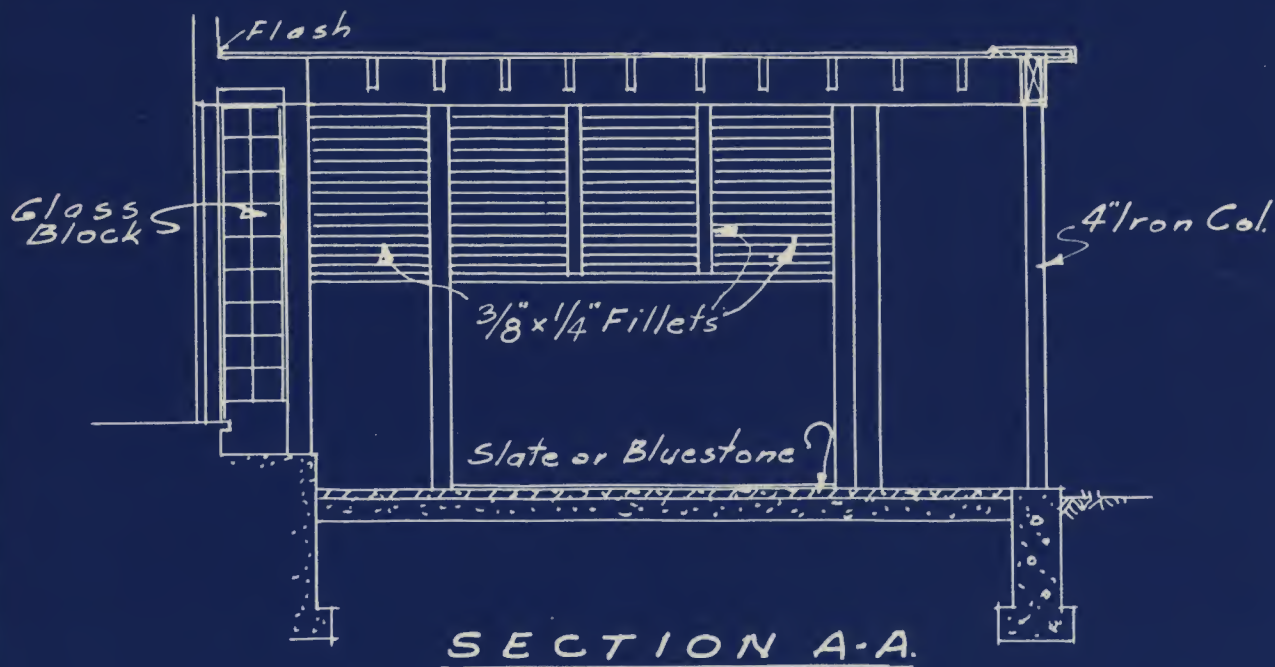
Plans, Elevations
& Doors - Scale $\frac{1}{4}'' = 1'-0''$

DESIGN No. AB 9

AMERICAN BUILDER
POST-WAR BLUEPRINT SERIES

PREPARED BY
HENRY OTIS CHAPMAN - RANDOLPH EVANS
ARCHITECTS NEW YORK, N.Y.

Simmons-Boardman Pub. Corp. 105 W. Adams St., Chicago

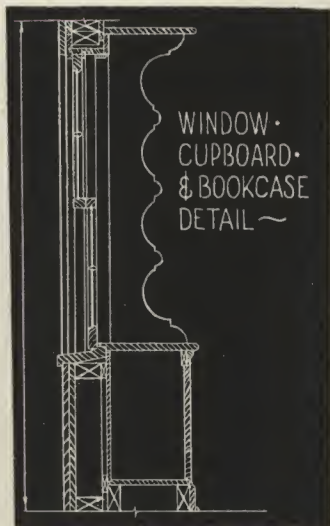


Windows With an Outlook for the Future

THREE-IN-ONE—Picture window, corner window and ventilating sash combined for beauty and utility. As well as allowing an extraordinary view, plenty of daylight and air, this combination saves space along other walls.



SURROUNDED WITH UTILITY—Good-looking shelves and cupboards completely fill the wall space around bedroom double windows. Note pattern of doors carried up as back of cases.





Young America's Concept of "Home, Sweet Home"

This modern small house design is typical of the current building trend which is prevalent among the younger men throughout the Pacific Northwest and California



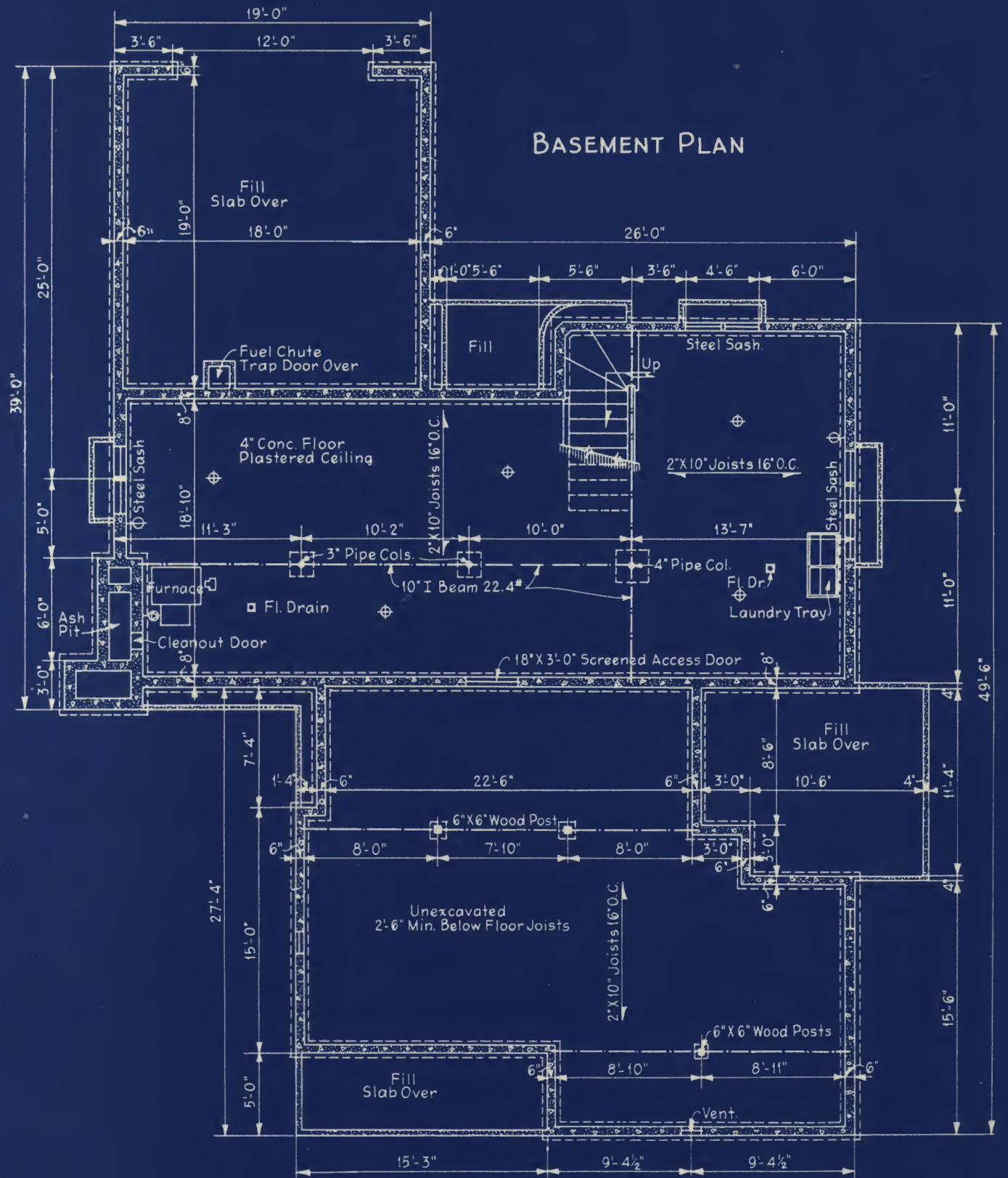
MANY who yearn for a one-story home that is compact, yet with many features for outdoor living, should get a good deal of inspiration from this frame house.

The floor plans are definitely not stereotyped; emphasis is laid on the entertainment of guests, as indicated by the generous entrance hall and the combined space for living room, dining room, refreshment bar and kitchen, and the prominent stairway leading down to the recreation room in the basement. In all this space corner windows and the use of full-height glass wall panels are featured. The present trend toward built-in seats, cases and counters has been successfully introduced.

The requisite of most average sized families—three bedrooms—has been provided. Two of the bedrooms with bath are raised to a higher level and have access to the outdoors by way of the rear porch. The outside fireplace grill, serving the flagstone court which opens out of the living room, is a popular feature.

In construction this house makes use of a combination of vertical siding, cement stucco, and brickwork added for flower boxes, base course and chimney. The garage is toward the street, yet is held subordinate in interest to the entrance portion.

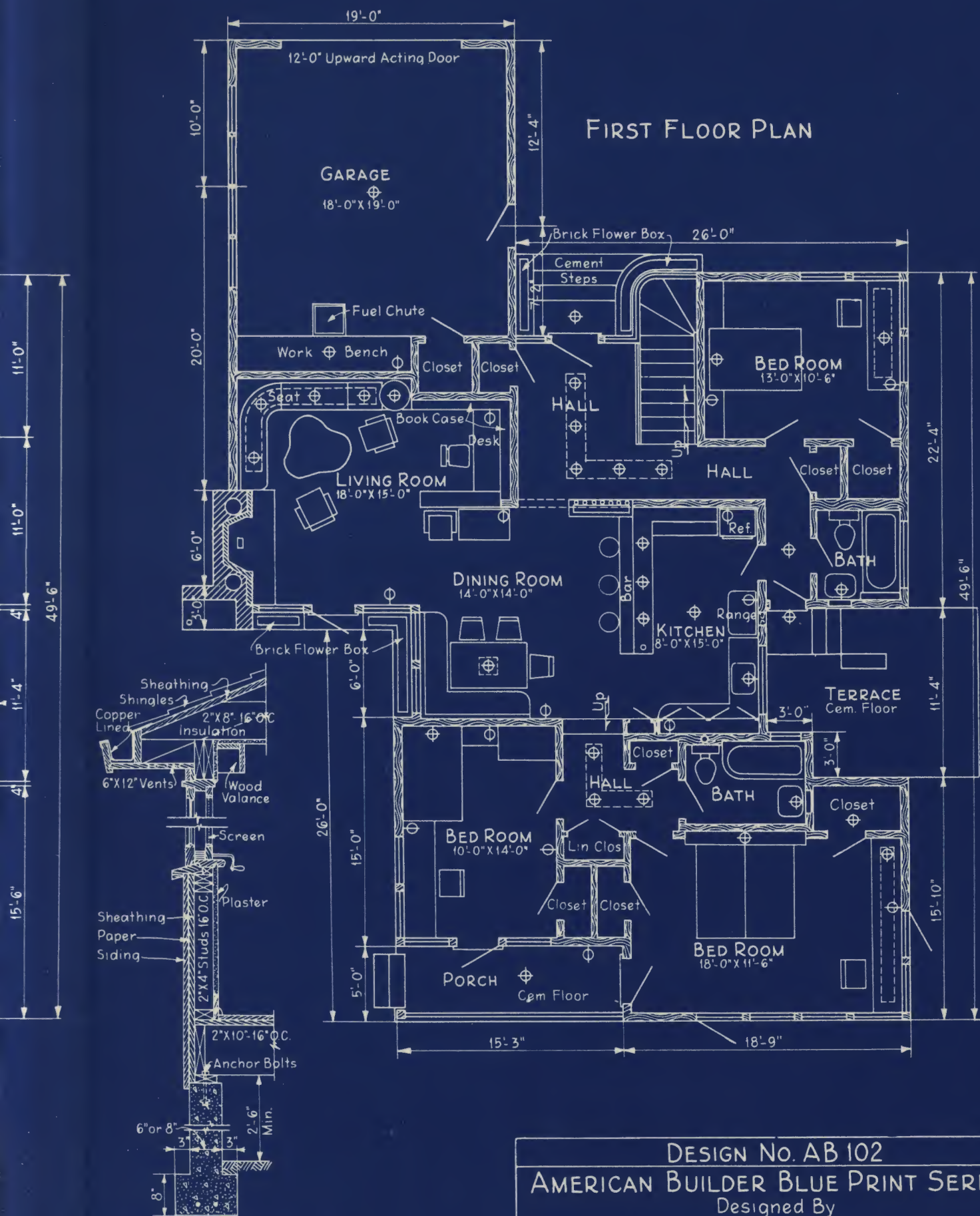
BASEMENT PLAN



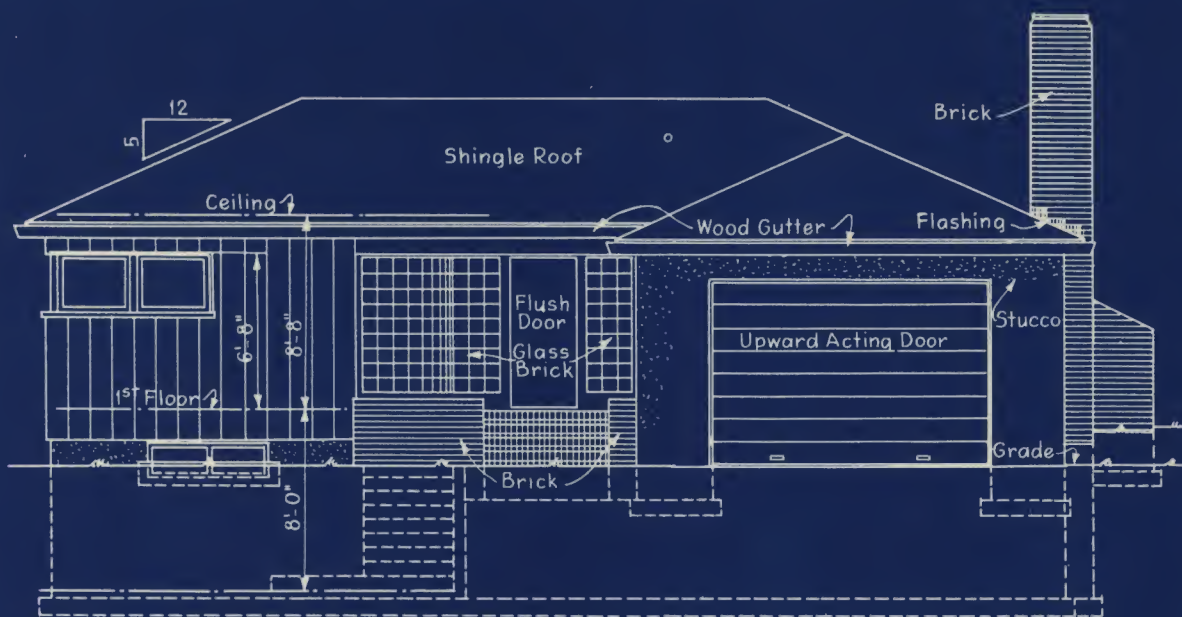
Copp
Line
6" X

Shee
Pap
Sidi

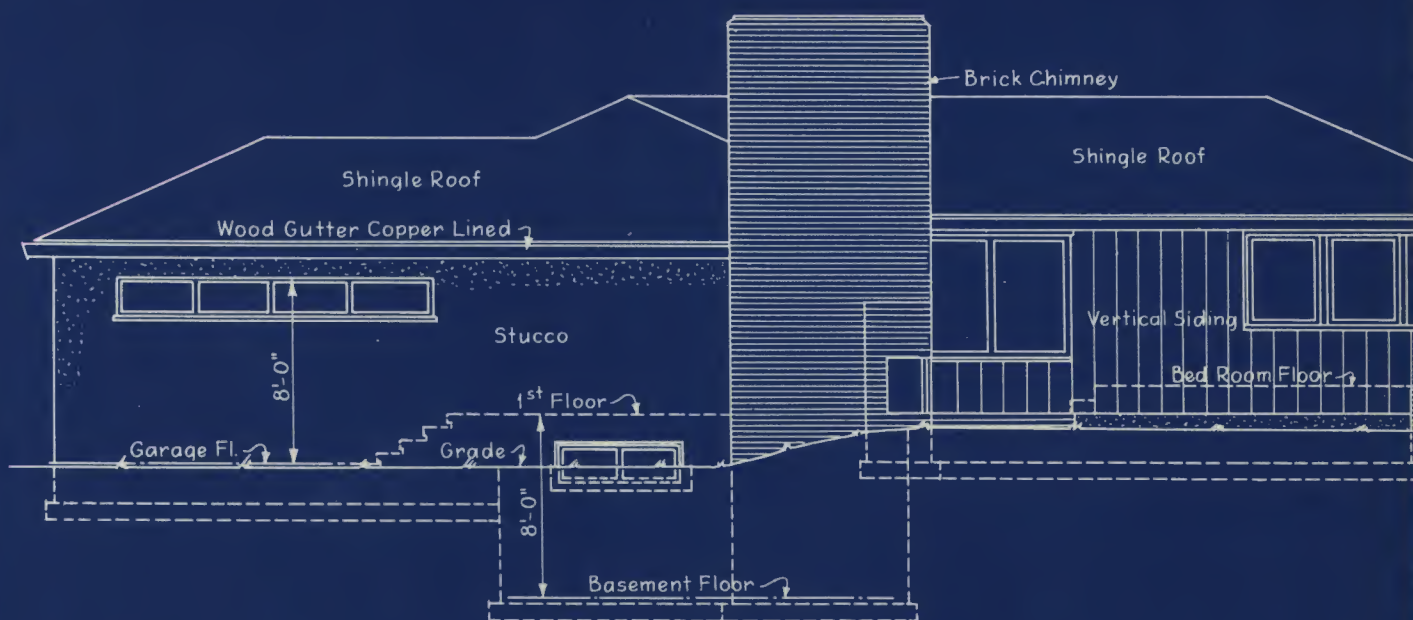
TY



DESIGN No. AB 102
AMERICAN BUILDER BLUE PRINT SERIES
 Designed By
PAUL HABERFELD, Associated with DOUGAN & HEIMS
 Designer. Portland, Ore. Architects.
 Simmons-Boardman Pub. Corp. 105 W. Adams St. Chicago, ILL.



FRONT ELEVATION



RIGHT SIDE ELEVATION

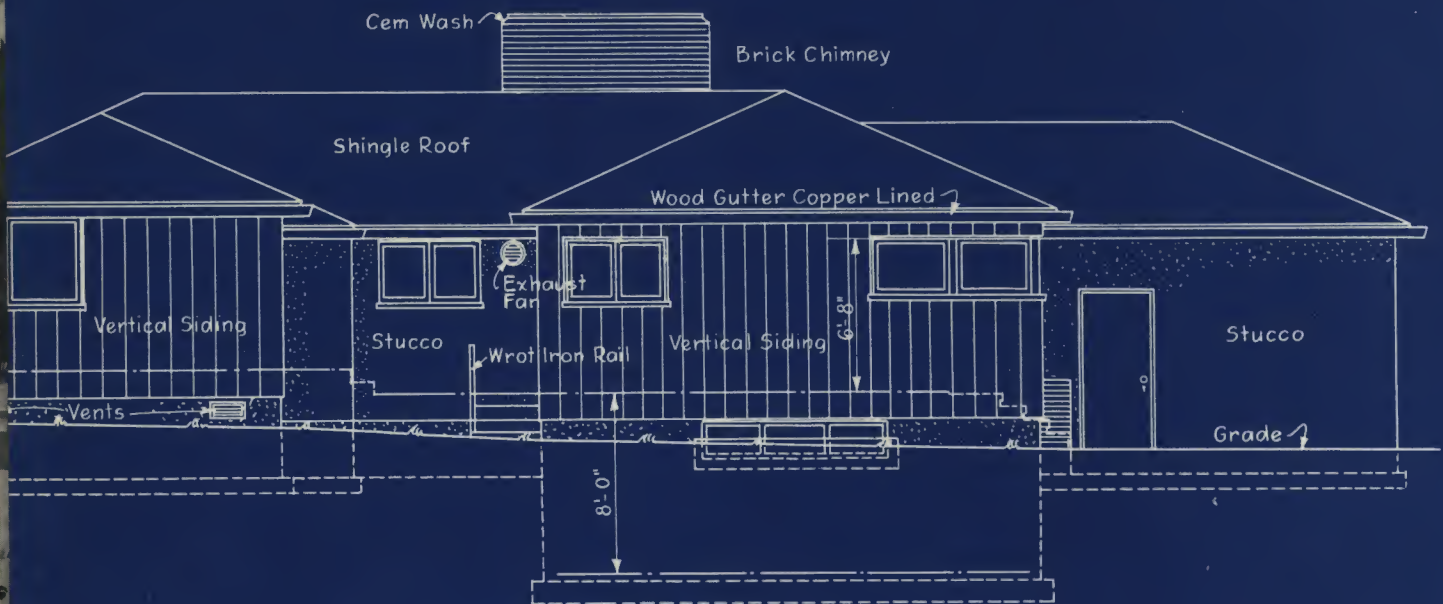
DESIGN NO. AB 102.

AMERICAN BUILDER BLUE PRINT SERIES

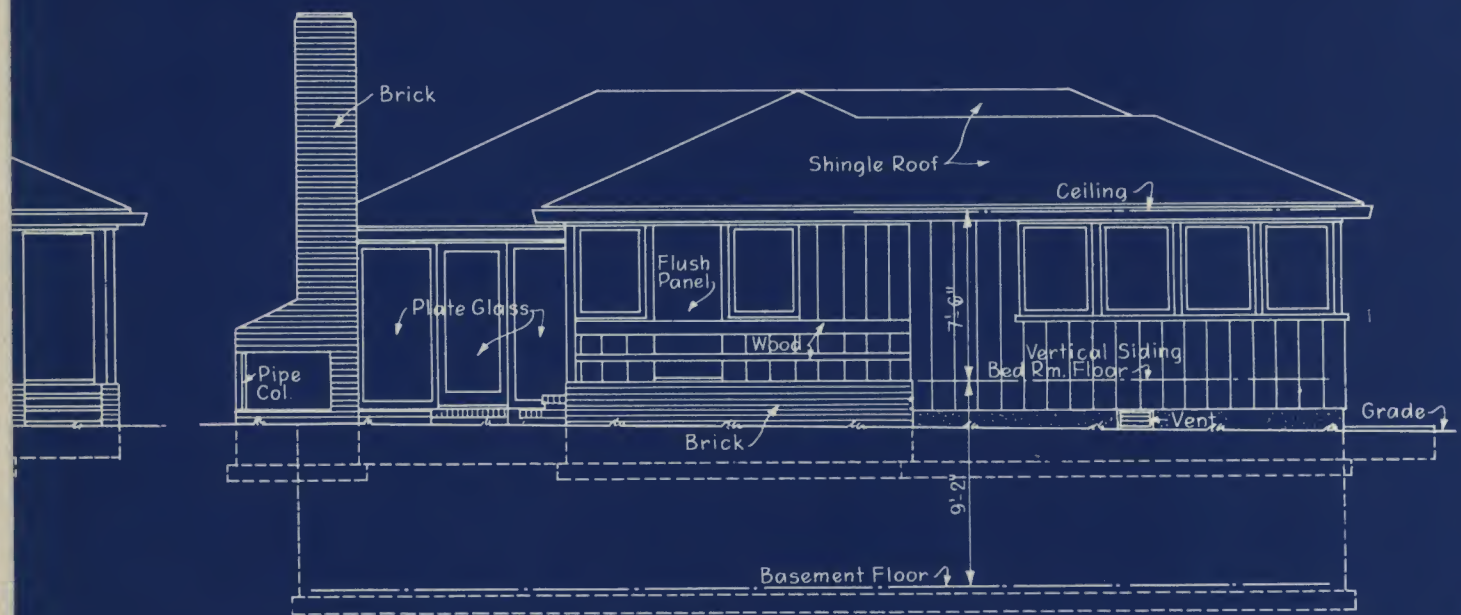
Designed By

PAUL HABERFELD, Associated with DOUGAN & HEIMS
Designer. Portland, Ore. Architects.

Simmons-Boardman Pub. Corp. 105 W. Adams St. Chicago, Ill.



LEFT SIDE ELEVATION



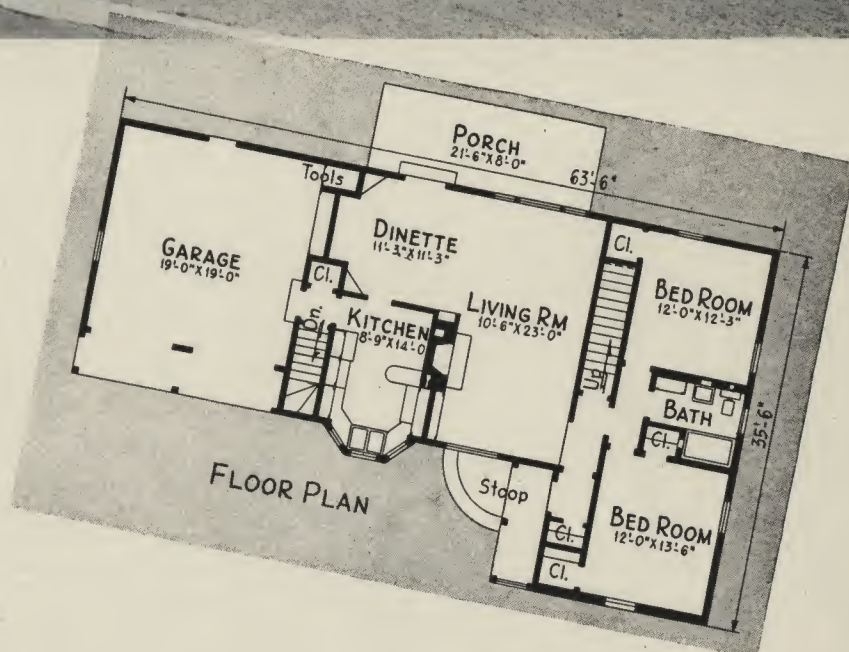
REAR ELEVATION



Charm, Comfort and Spaciousness Combined

THE HOUSE shown here conveys a feeling of warmth and friendship that seems to reach out toward one. Designed by E. L. Baker of Lima, Ohio, for the owner, Harold S. Leedy, it is geared to its site while blending into a neighborhood characterized by distinctively designed homes. The unusually well done exterior attractively combines red brick, white siding, oak timber work and oak vertical siding. It is completed by the irregular butt, tile red asbestos cement roof.

The floor plan encompasses all that is needed for gracious living—a large, well-lighted living room opening onto a comfortable-sized porch. The dinette in the “L” is readily accessible to the kitchen on the front, made bright by the three windows in the bay. Two bedrooms, well isolated for privacy and quiet, and the two-car garage at the opposite end complete this comfortable layout.



SHOWN at the right are the dinette and partial living room details. Buff painted walls with ivory painted ceilings are set off by the wormy chestnut paneled mantel.

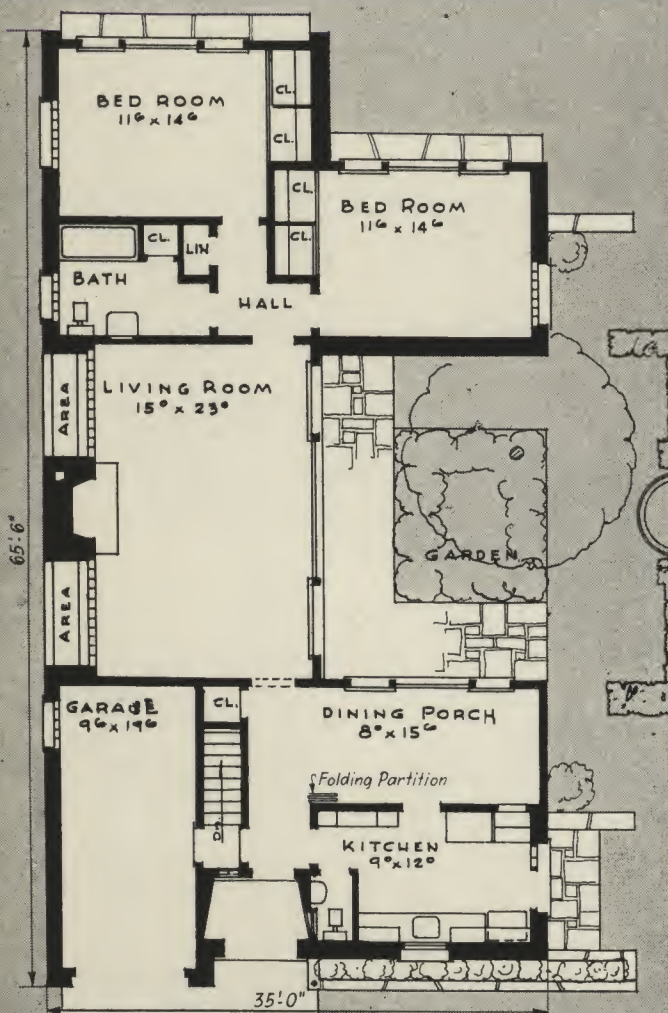


5-Room Sensible Modern Design

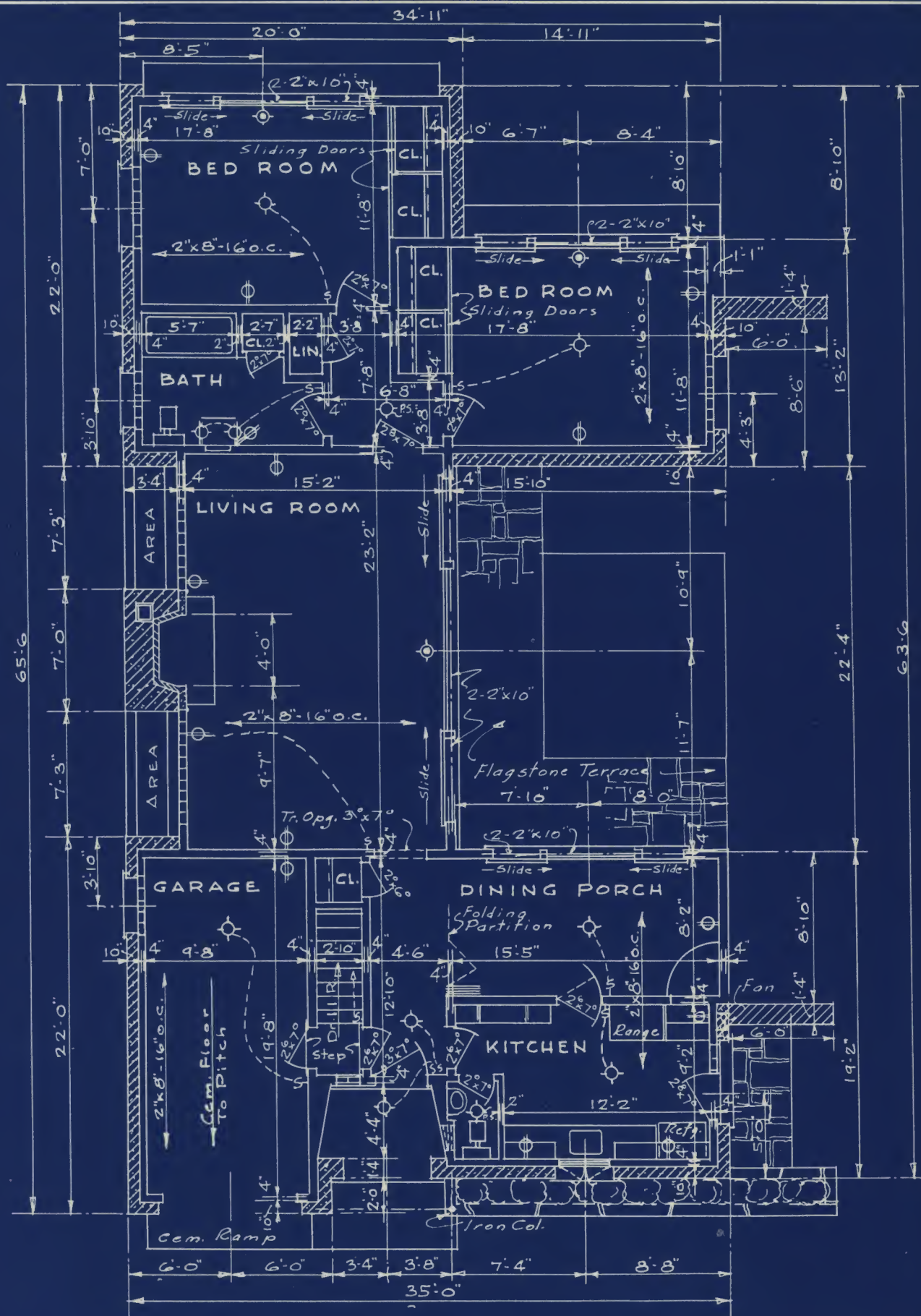
ARCHITECTS Henry Otis Chapman and Randolph Evans have done a splendid job of adequately planning a popular, small home. As shown here, it is suitable for use either on a fairly narrow city lot or on a country site; in the latter case the plan is turned sideways.

The exterior is as modern as tomorrow, but sensibly so—no freak architecture, just straightforward styling. The functional plan has many innovations. One of these is the extensive use of glass block along the side elevations for privacy. When built on a narrow lot the living room and dining porch overlook a gardened terrace enclosed by a hedge, as on the plan at the left. The principal outlook for the bedrooms is to the rear, with sliding glazed doors flanking a fixed picture window; this same clever device is used in the dining porch and living room.

Other features of this excellent design include lavatory handy to the front part of the house, a sheltered entrance, built-in garage, seven closets, compact and efficient kitchen, and a well lighted basement with utilities to one side of partition. Careful study will reveal many more plus values in this design with a future.

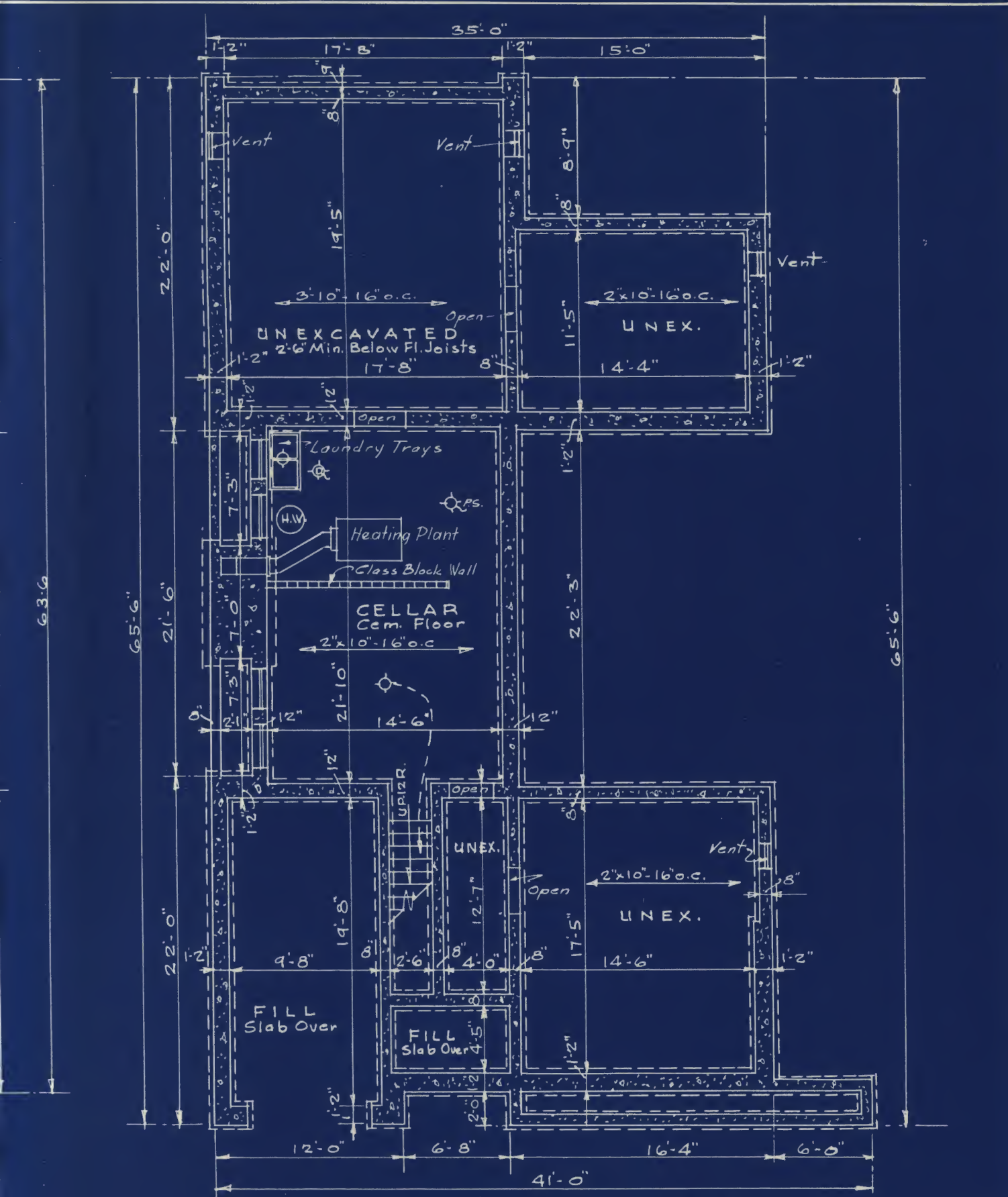


**This home is carefully
planned for privacy on
a city or country site**



FIRST FLOOR PLAN

Scale $\frac{1}{8}" = 1'-0"$



CELLAR PLAN

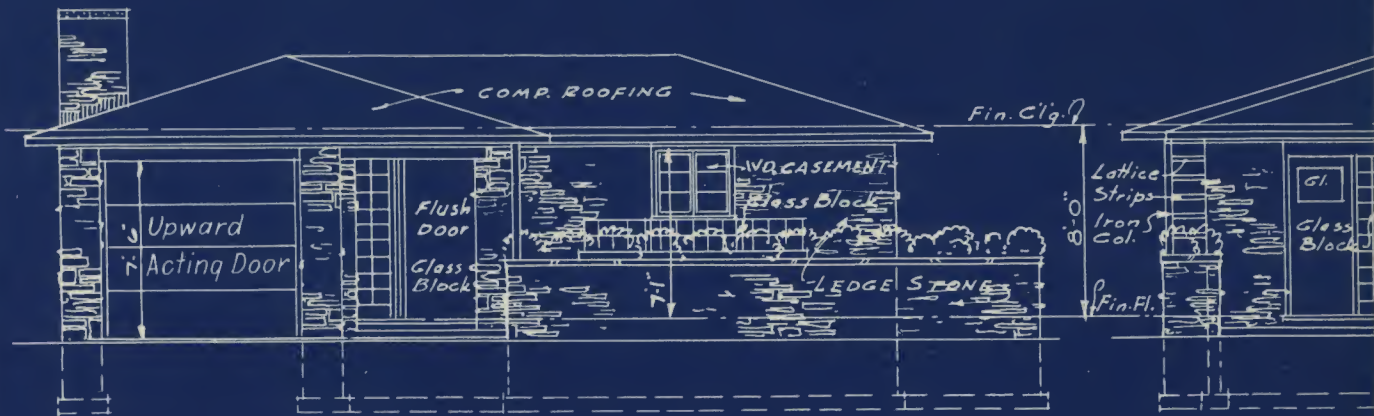
Scale 1/8"=1'-0"

DESIGN No. AB-6

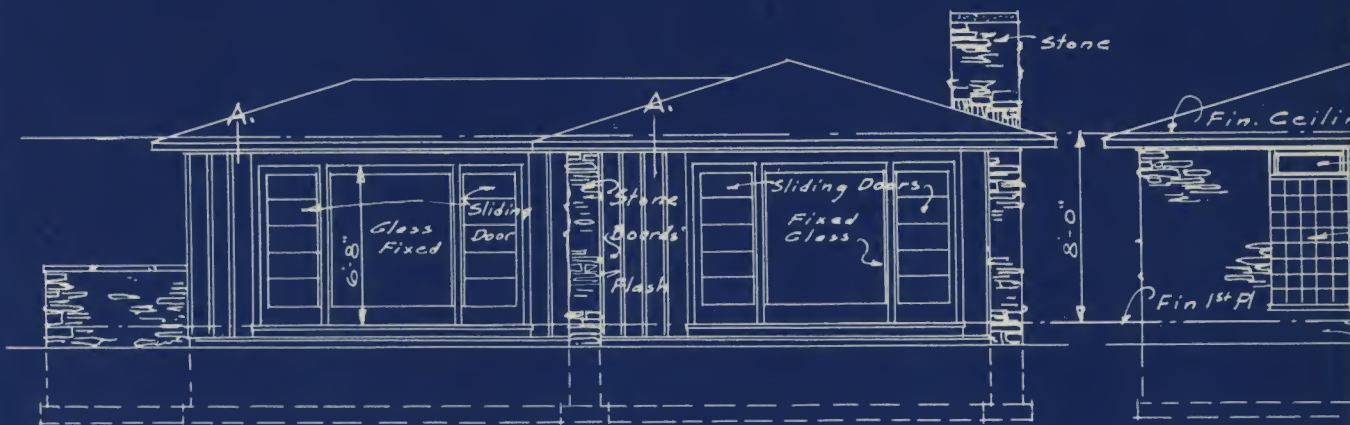
AMERICAN BUILDER
POST-WAR BLUEPRINT SERIES

PREPARED BY
HENRY OTIS CHAPMAN - RANDOLPH EVANS
ARCHITECTS NEW YORK, N.Y.

Simmons-Boardman Pub. Corp. 105 W. Adams St. Chicago

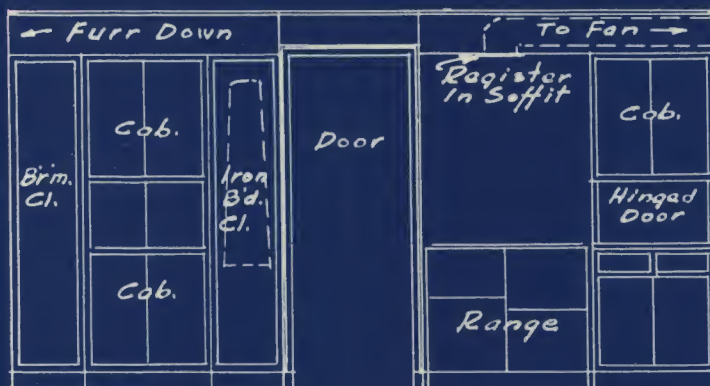


FRONT

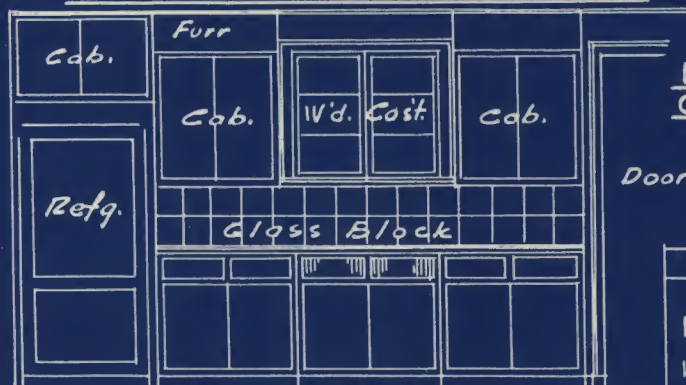


REAR

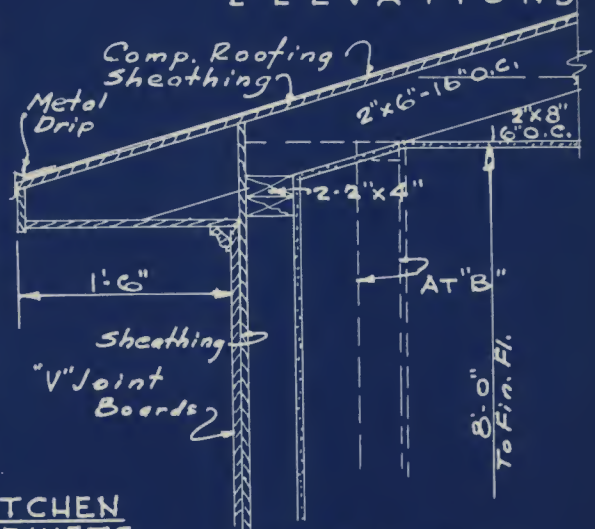
ELEVATIONS. Scale



VIEW TOWARD DINING ROOM



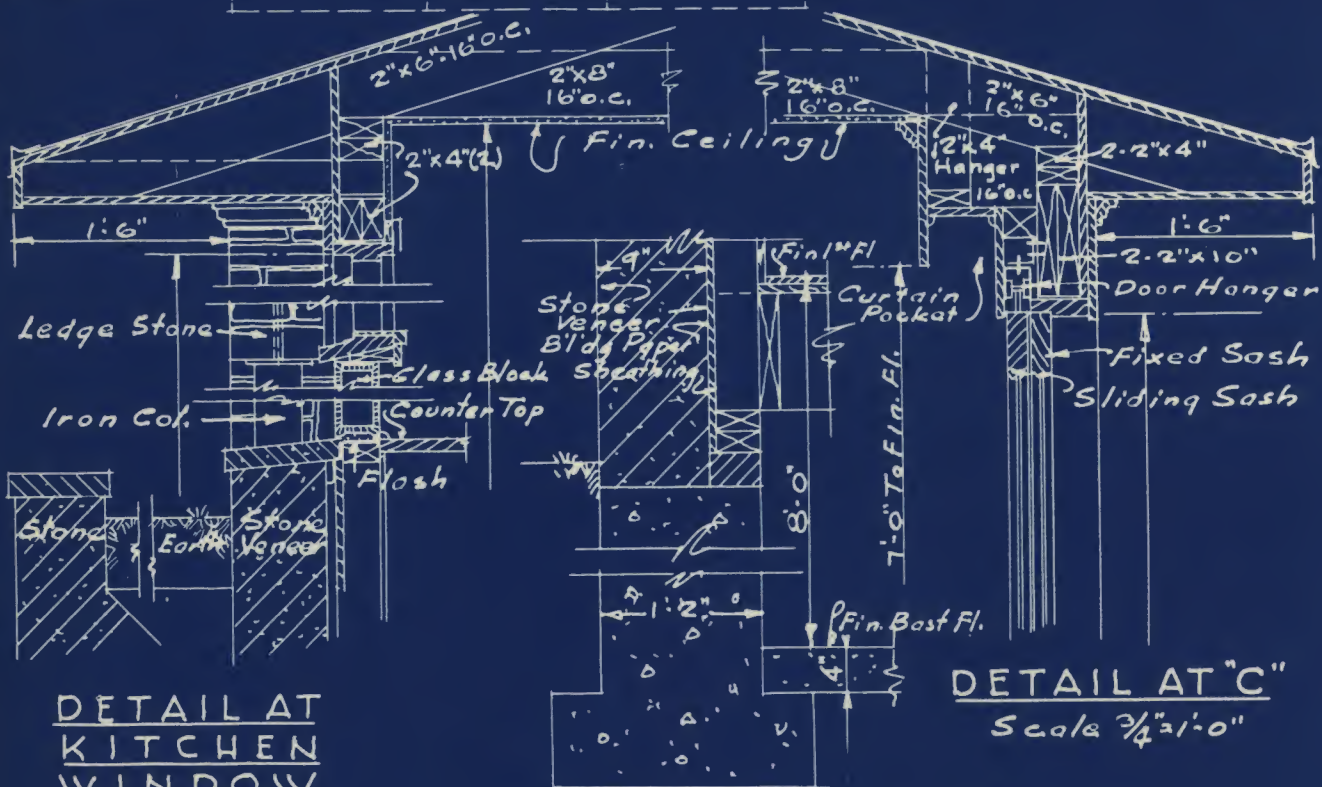
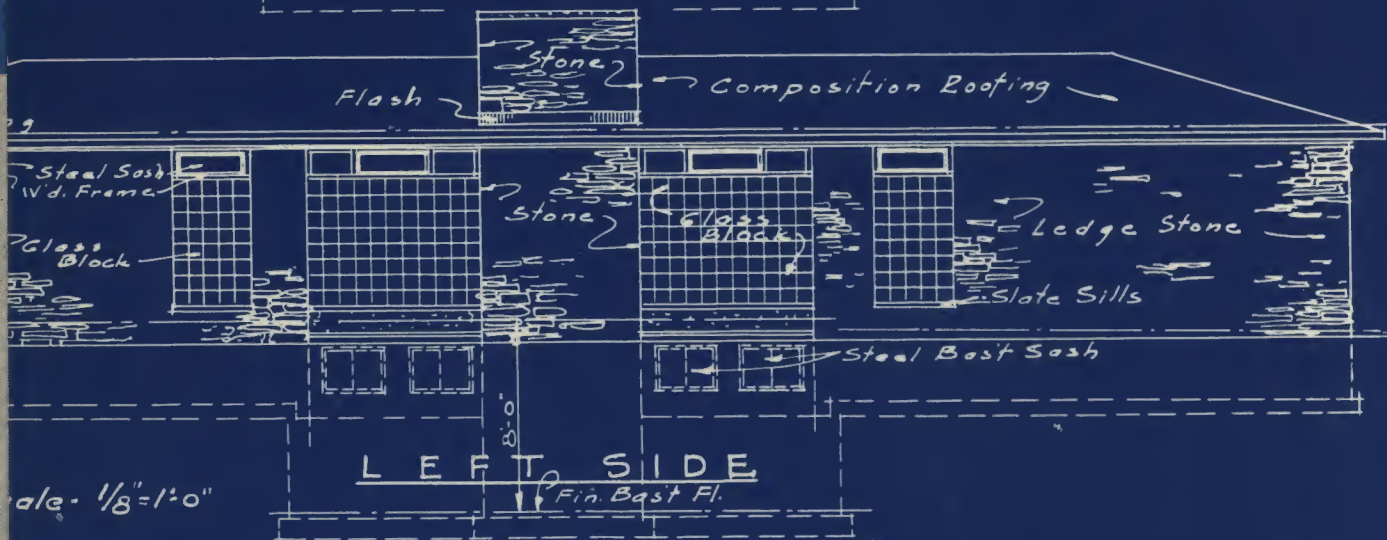
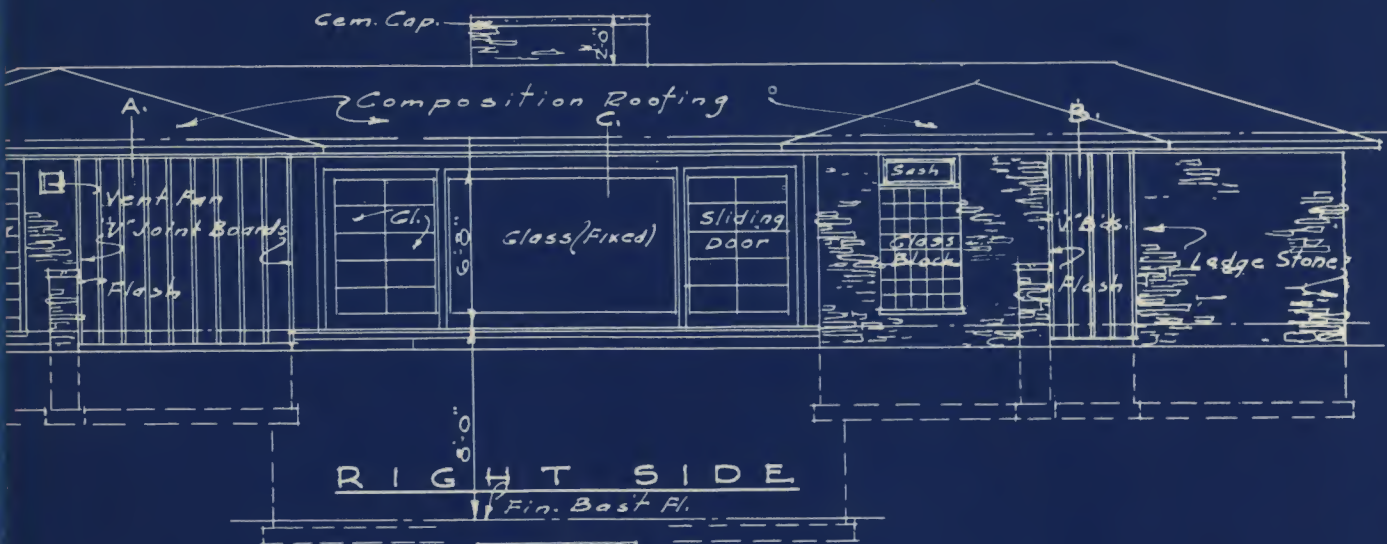
VIEW TOWARD FRONT



KITCHEN CABINETS
Scale $\frac{1}{4}'' = 1'-0''$

DETAIL AT "A"
Scale $\frac{3}{4}'' = 1'-0''$

DESIGN No. AB-6
AMERICAN BUILDER
POST-WAR BLUEPRINT SERIES
PREPARED BY
HENRY OTIS CHAPMAN - RANDOLPH EVANS
ARCHITECTS NEW YORK, N.Y.
Simmons-Boardman Pub. Corp. - 105 W. Adams St., Chicago



DETAIL AT
KITCHEN
WINDOW
Scale $\frac{3}{4}$ " = 1'-0"

DETAIL AT "C"
Scale $\frac{3}{4}$ " = 1'-0"

WALL SECTION - Scale $\frac{3}{4}$ " = 1'-0"



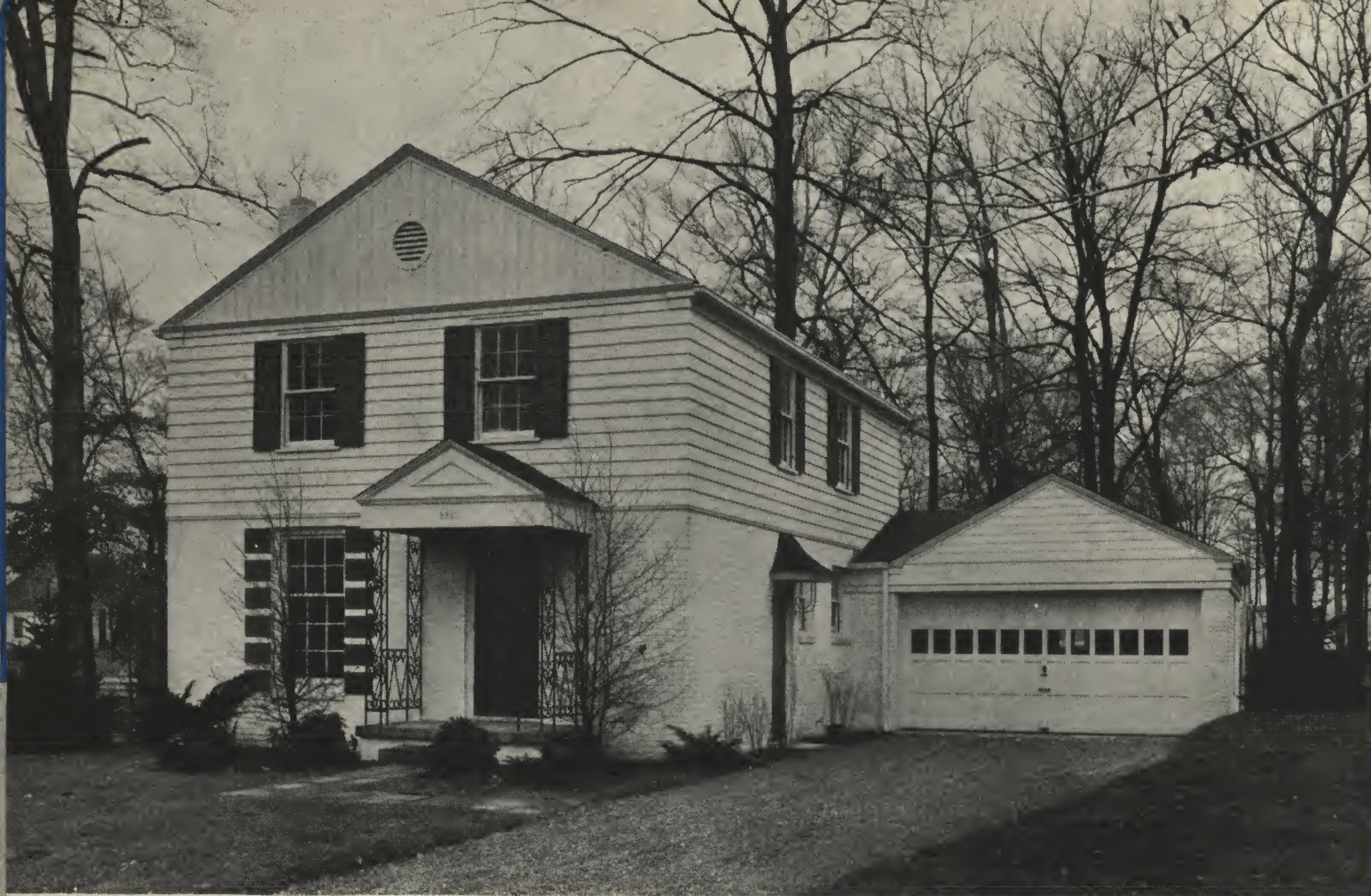
An Interesting Blending of Materials

THE Wedgwood subdivision in Seattle, designed by Thomas, Grainger & Thomas, has produced a number of interesting small homes, all done in a contemporary manner, yet with a distinctly Colonial feeling in the entire composition.

The five rooms with attached garage are tightly knit together. Hall space has been kept to a minimum; the living room is of generous size with a well located fireplace permitting an interesting arrangement of furniture; the dinette is small but extremely efficient, and is served by a kitchen that has a generous supply of cupboards placed on all but one wall of this room. Bedroom and bath arrangement are typical of this kind of house.

The entrance detail is extremely interesting. The built-in flower box of brick forming the buttress wall of stoop, permitting the flowers and vines to climb up on the adjoining frame wall of the entrance vestibule, is an unusual but effective treatment. A large picture window adds its part to the overall ensemble.





SPARKLING white of exterior is in distinct contrast to background of foliage and tall trees.

Stability of Design Assures Years of Value

The inherent worth of this "House of the Month" is established through careful planning and sound construction.

THE house illustrated above and the plans for it that are shown on the following four pages are a good example of complete co-operation between the architect and builder in developing a modern American home, pleasing in design, convenient in plan and sound in construction.

Maurice E. Thornton, architect of Indianapolis, has used a combination of common brick painted, with several different types of wood siding to produce a modified Colonial house of excellent proportions. Restraint has been exercised in the use of mouldings and projecting members throughout the house, producing a severity of outline which is tempered by a well-balanced garage, and front entrance porch with delicately-designed wrought iron rail and posts.

Another feature which merits more than passing interest is the use of projecting brick quoins on either side of the front living room window, which have been painted in a contrasting color. At the rear of house is located an open porch which is delightful in pleasant weather and affords the occupants seclusion and privacy.

The plan is not unusual in its concept, being straightforward in its design, with living and dining room and rear porch forming one large unit on one side and the service portion on opposite side. The second floor con-

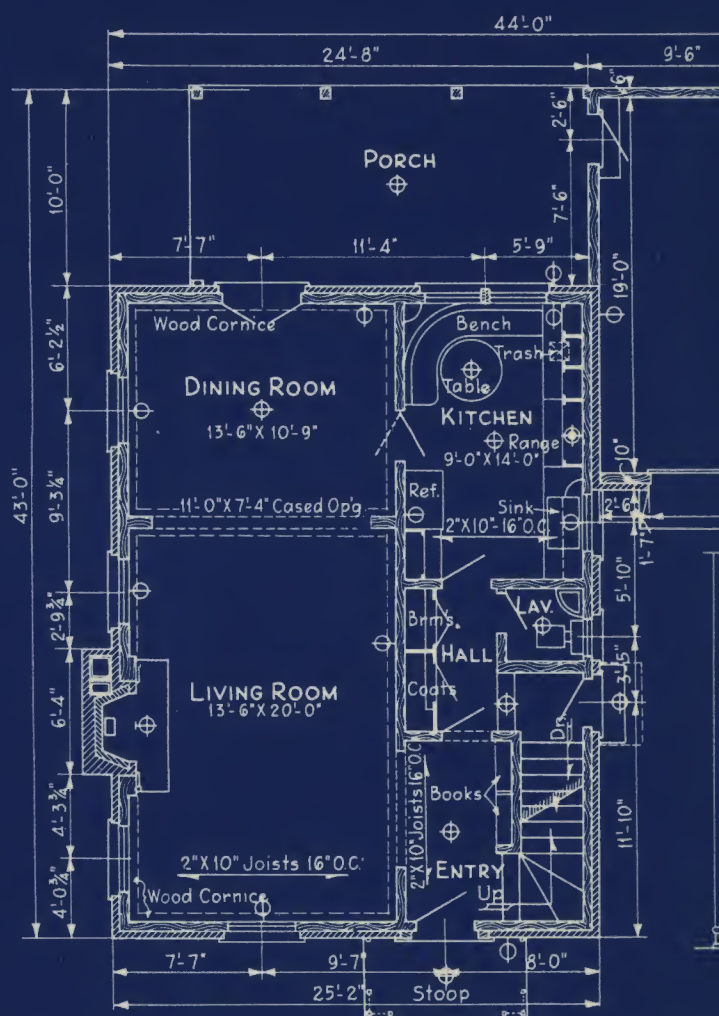
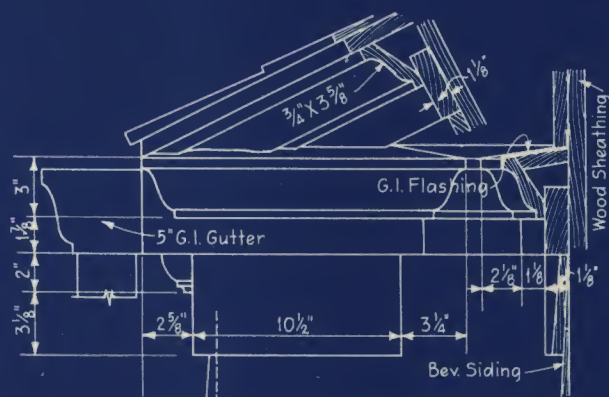
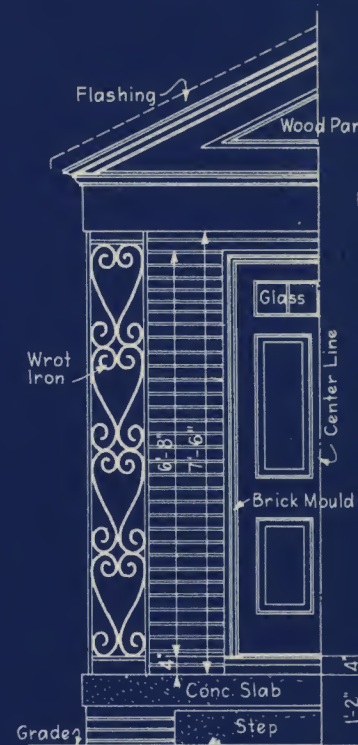
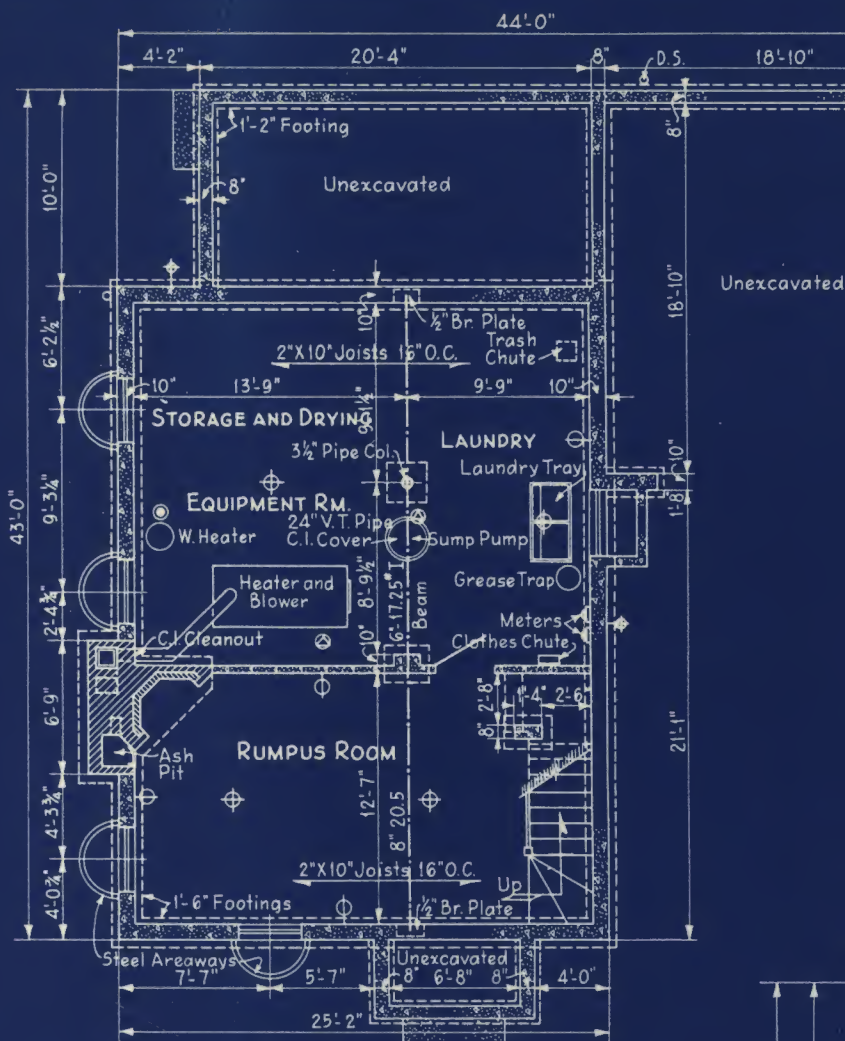
tains three bedrooms radiating from a small, compact hall, each with fine large closets, plenty of light and cross ventilation, with bath conveniently located off hall.

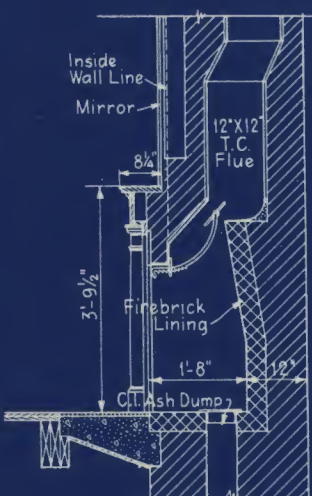
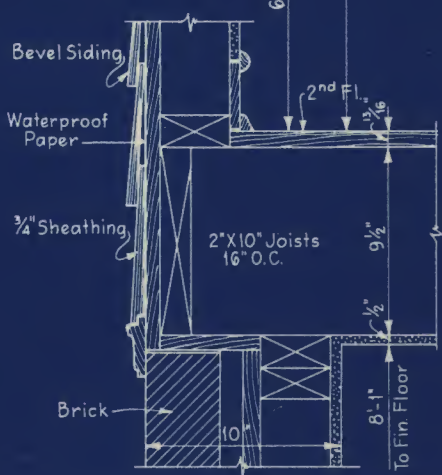
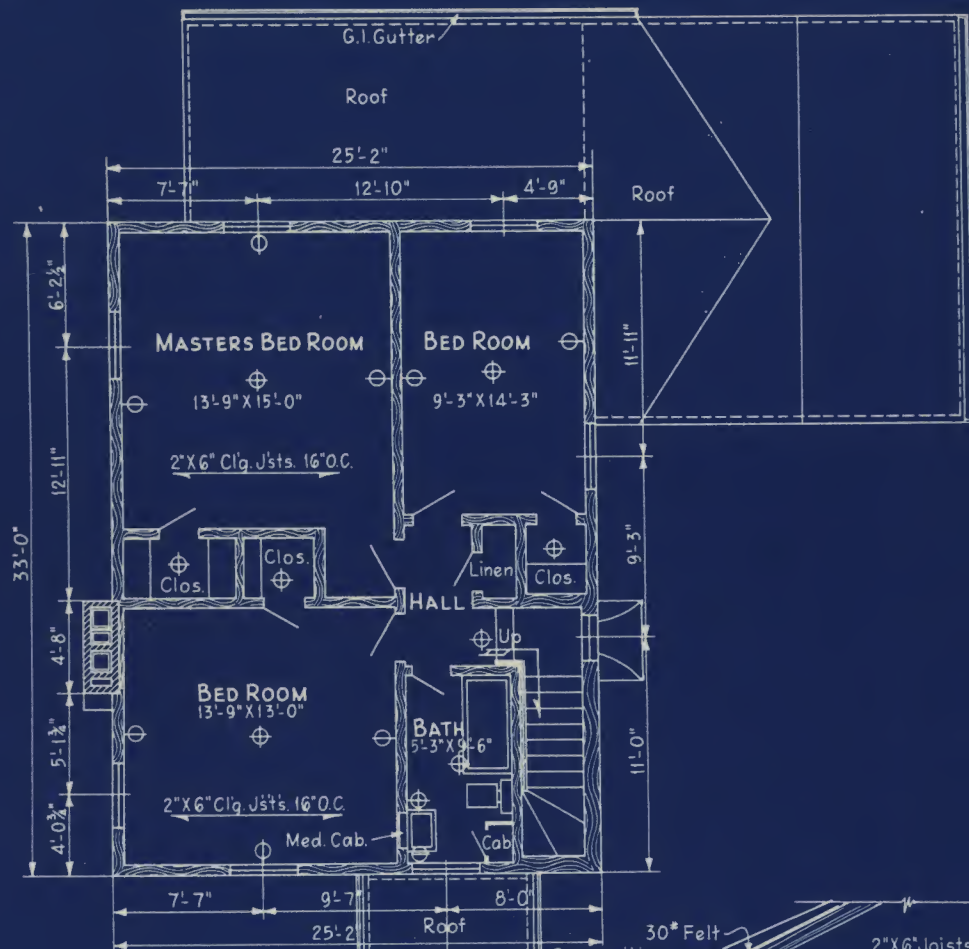
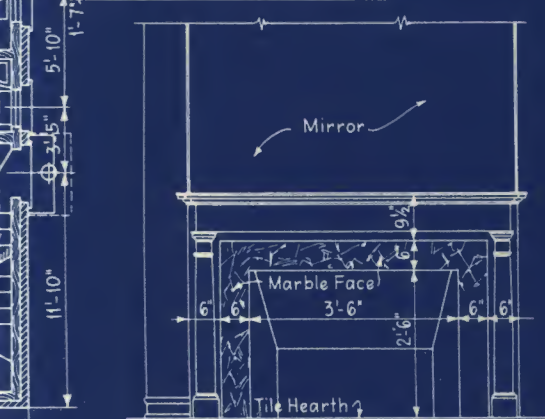
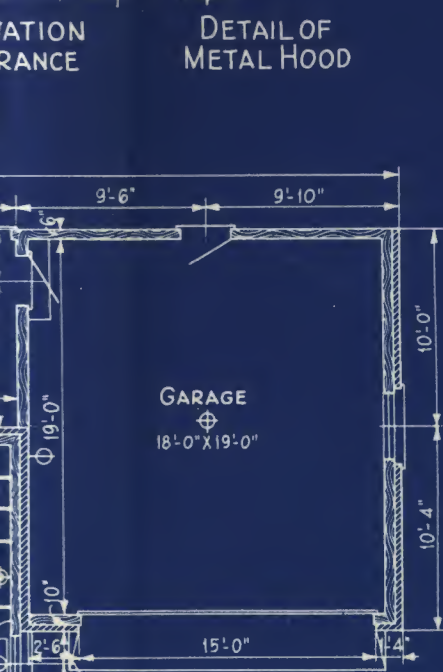
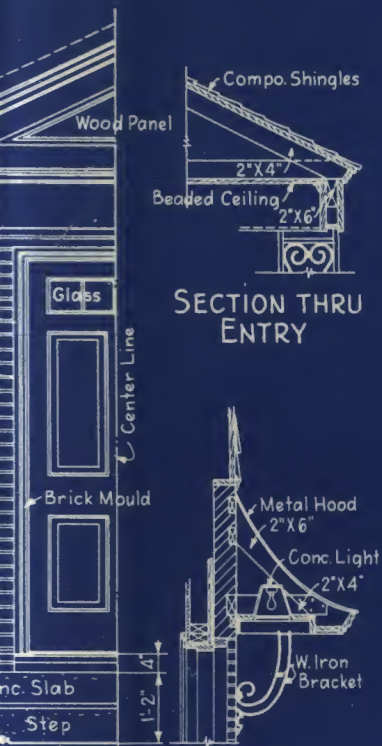
Ease of circulation is one of the dominant features of both first and second floors, particularly in connection with kitchen where contact to side or front entrance can be obtained without passing through living or dining rooms. First floor powder room is located within easy reach of all rooms. Kitchen has cross ventilation with breakfast table and bench adjoining large windows which look out onto rear porch and landscaped yard.

Basement contains large rumpus room with wood burning fireplace at one end, laundry, drying room and equipment room containing complete automatic heating units.

The house is of frame construction with brick and wood siding veneer which is placed on a 10-inch-thick concrete block foundation. Supporting beams and columns in basement are of steel with concrete block dividing wall between rumpus and equipment room.

Dry wall construction has been used throughout interior partitions and for all ceilings. Three and one-half inch finished baseboard has been applied directly to wood studs and sheet rock placed on top with half-round mould to cover joint. All exterior walls and second floor ceilings are completely insulated.

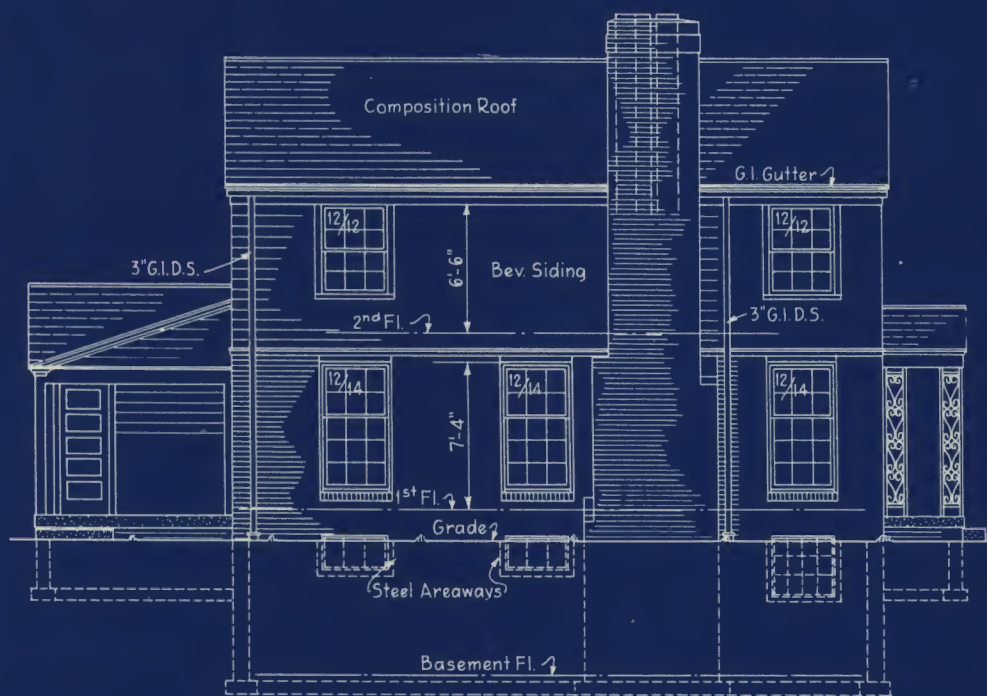




DESIGN No. AB 100
 AMERICAN BUILDER BLUEPRINT SERIES
 Designed By
 MAURICE E. THORNTON, ARCHITECT.
 604 Ft. Wayne Ave. Indianapolis, Ind.
 Simmons-Boardman Pub. Corp. - 105 W. Adams St. Chicago, Illinois.



FRONT ELEVATION

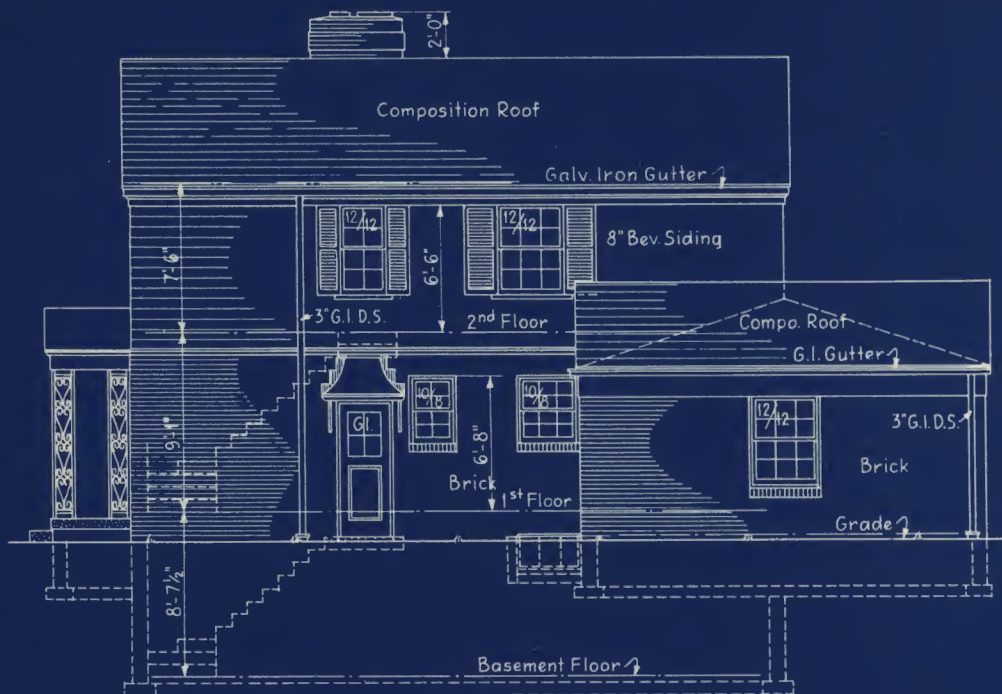


LEFT SIDE ELEVATION

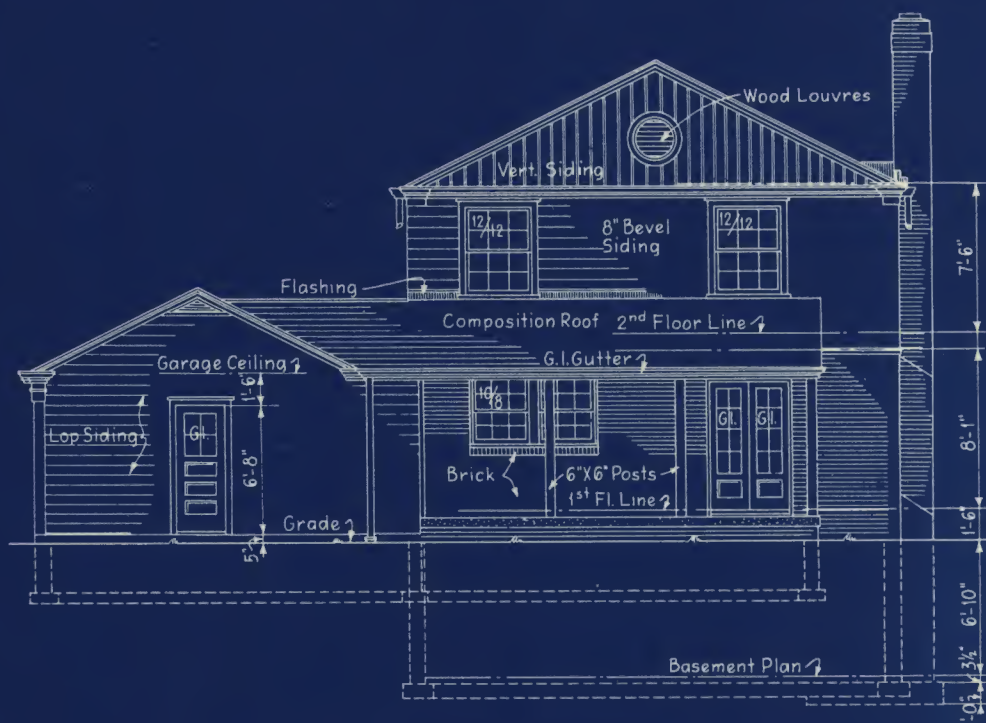


BASEMENT V

DESIGN No. AB 100
 AMERICAN BUILDER BLUEPRINT SERIES
 Designed By
MAURICE E. THORNTON, ARCHITECT.
 604 Ft. Wayne Ave. Indianapolis, Ind.
 Simmons-Boardman Pub. Corp. - 105 W. Adams St. Chicago, Illinois.



RIGHT SIDE ELEVATION



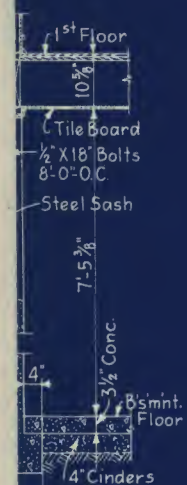
REAR ELEVATION

Door 7
3"-20.9" I Bm.
Tile B'd

AT PIER
I. BEAM
CTIONS



BASEMENT FIREPLACE

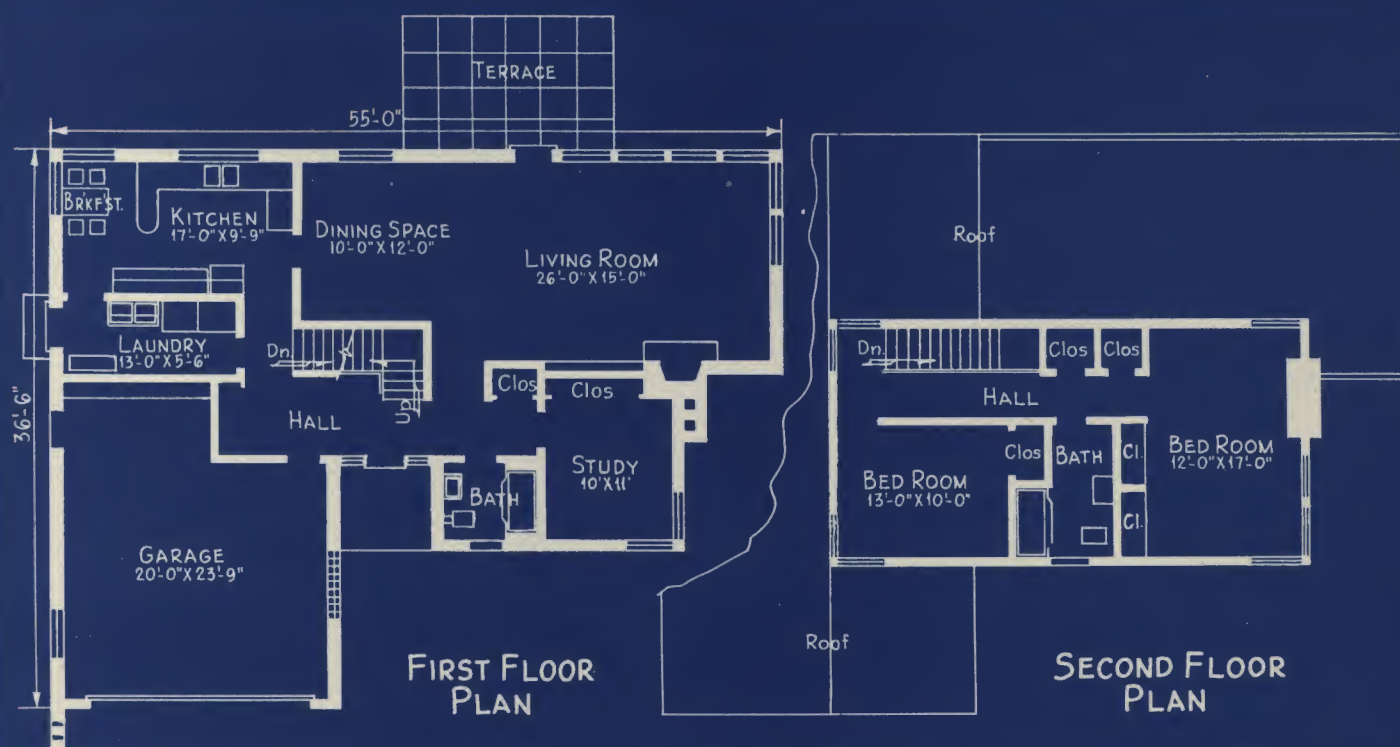


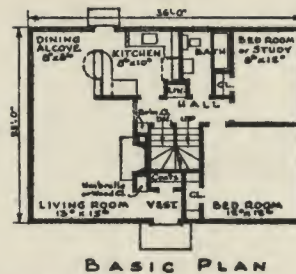
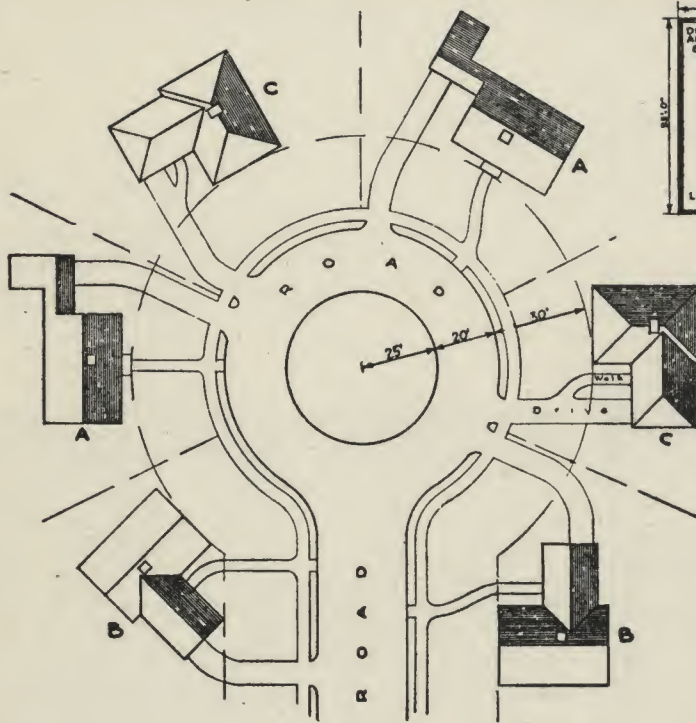
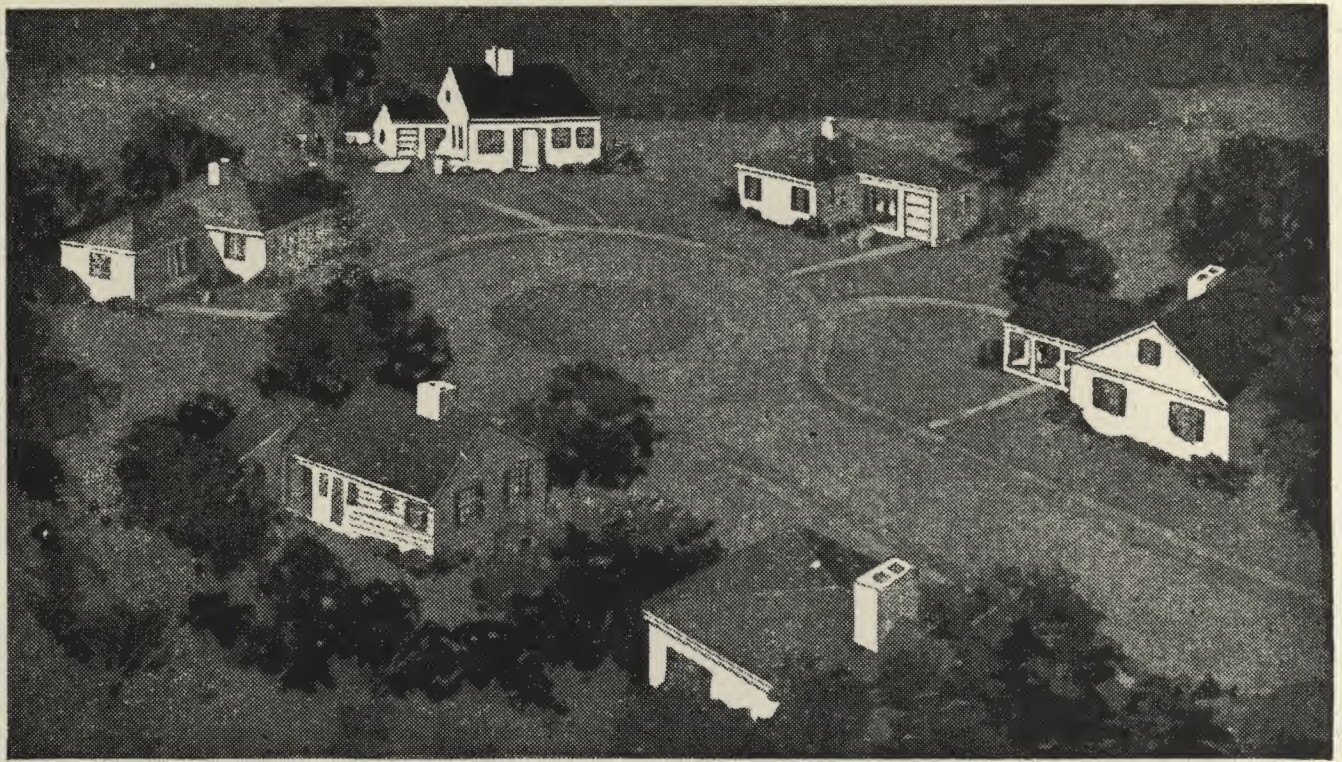
WALL SECTION



A Modern House Easy to Live in

THE house above, designed by Jones & Duncan, architects of Highland Park, Ill., is an example of a traditional type of architecture to which have been applied broad, simple and modern lines. It has painted brick walls for the first floor, with wide cedar siding stained a light brown for the walls above. A glass block panel in one of the garage walls adds a note of interest.





SIX HOUSES are attractively grouped around a traffic-safe cul-de-sac street. One basic plan is used with three exterior variations: A, B, and C fully detailed in blueprint opposite. This is a bird's-eye view of progress made toward the "perfect home community."

A Well Planned Community of Six Houses

HERE is a practical contribution to effective home planning progress. Architects Henry Otis Chapman and Randolph Evans show how to group six attractively designed homes about a traffic-safe livable court or cul-de-sac street. This is a typical example of the progress taking place in better community planning and is especially adaptable for use by small building firms.

One basic 36 x 25 foot plan is featured in the blueprint at right along with three exterior variations A, B, and C. How these three types are placed around the court is interestingly shown in the plot plan.

The carefully drawn blueprints portray numerous clever, attractive details such as the glass block baffles in the breezeway, smart kitchen alcove layout, good

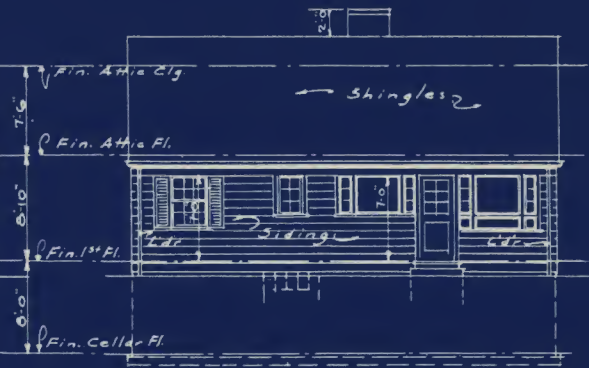
center hall arrangements, compact grouping of stairs, closets and fireplace. It is a big small house, the basic appeal of which was thoroughly sales-tested just before the war.

With the different variations in exterior materials and the variation in placement on the lot as indicated, this little home community should have definite charm and buyer appeal. In addition, it is the kind of community where children are safe and property values are protected. In short, this is the kind of building progress to be expected of progressive builders.

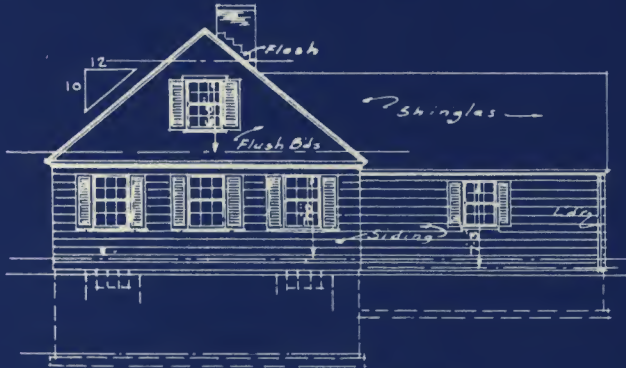




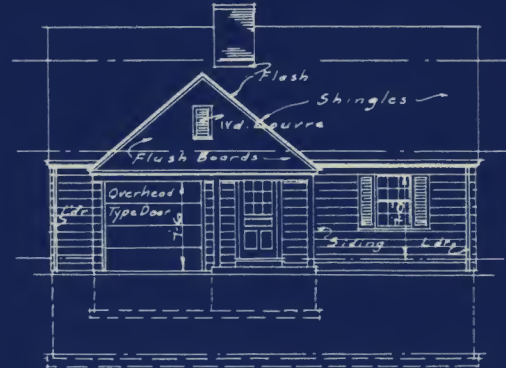
FRONT



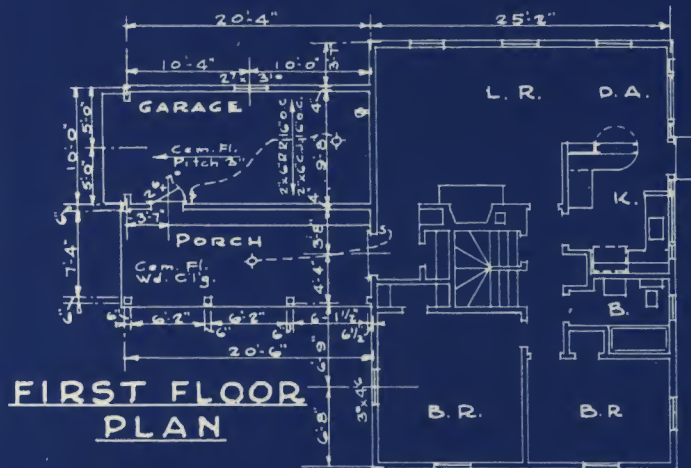
RIGHT SIDE



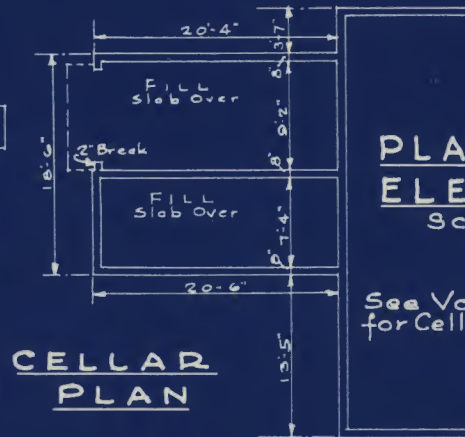
REAR



LEFT SIDE.



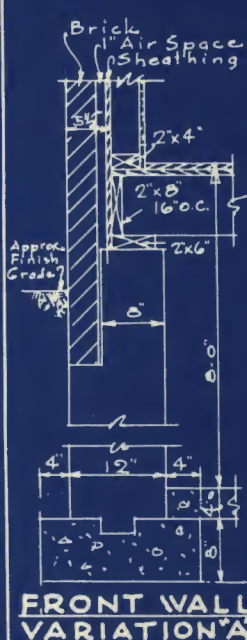
FIRST FLOOR PLAN



CELLAR PLAN

PLANS AND ELEVATIONS
Scale $\frac{1}{16}'' = 1'-0''$

See Variation - "A"
for Cellar & Attic Plans



FRONT WALL VARIATION 'A'



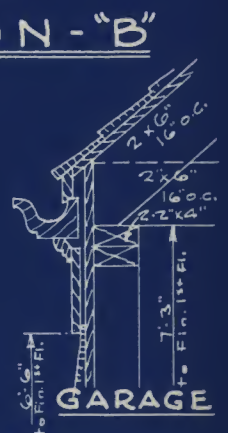
TYPICAL



CORNICE DETAILS
Scale $\frac{3}{4}'' = 1'-0''$



PORCH



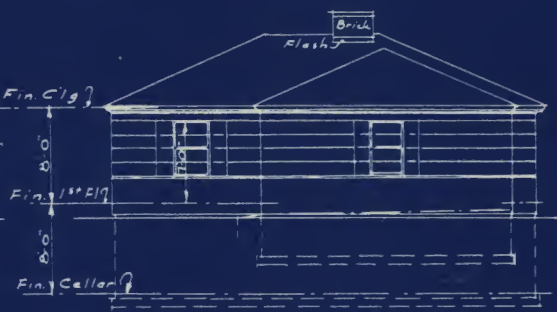
GARAGE

VARIATION - "B"

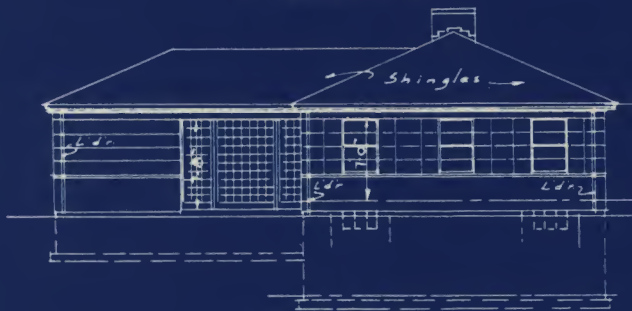
DESIGN No. AB4
AMERICAN BUILDER
POST-WAR BLUEPRINT SERIES
PREPARED BY
HENRY OTIS CHAPMAN • RANDOLPH EVANS
ARCHITECTS NEW YORK, N.Y.
Simmons-Boardman Pub. Co. 105 W. Adams St. Chicago



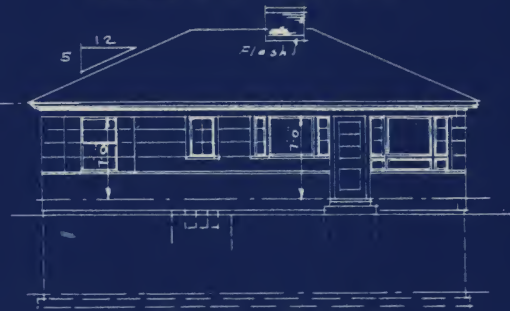
FRONT



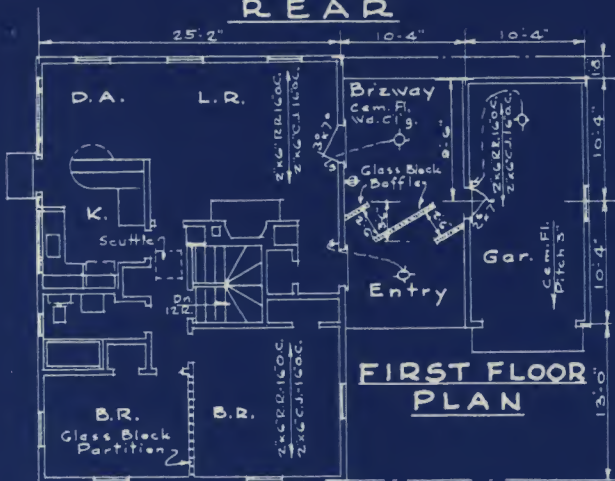
RIGHT SIDE



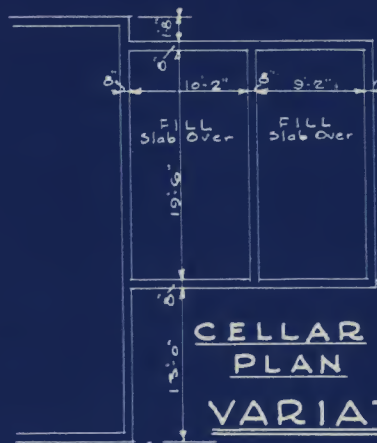
REAR



LEFT SIDE



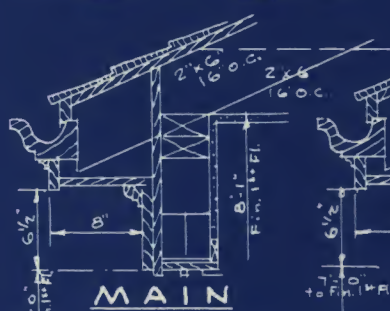
FIRST FLOOR PLAN



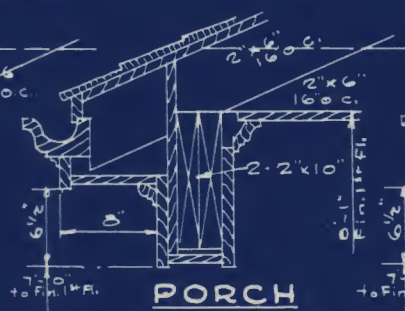
CELLAR PLAN

VARIATION-"C"

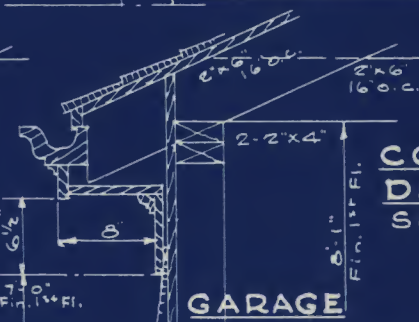
PLANS AND ELEVATIONS
Scale $\frac{1}{8}'' = 1'-0''$
See Variation "A" for Cellar Plan.



MAIN

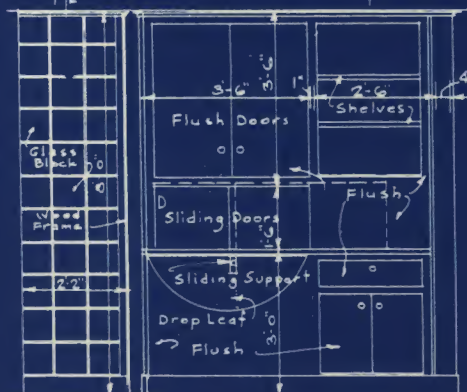


PORCH

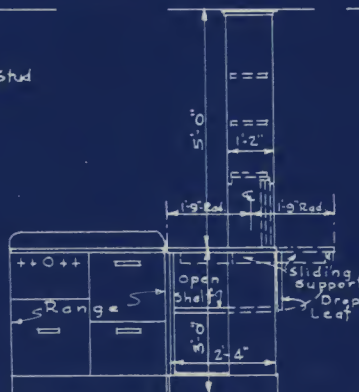


GARAGE

CORNICE DETAILS
Scale $\frac{3}{4}'' = 1'-0''$



DINING ALCOVE VIEW

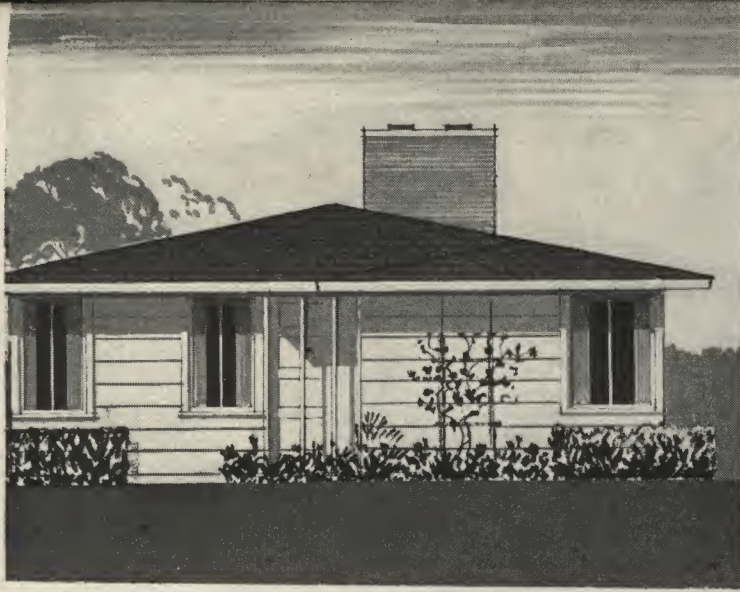


END VIEW

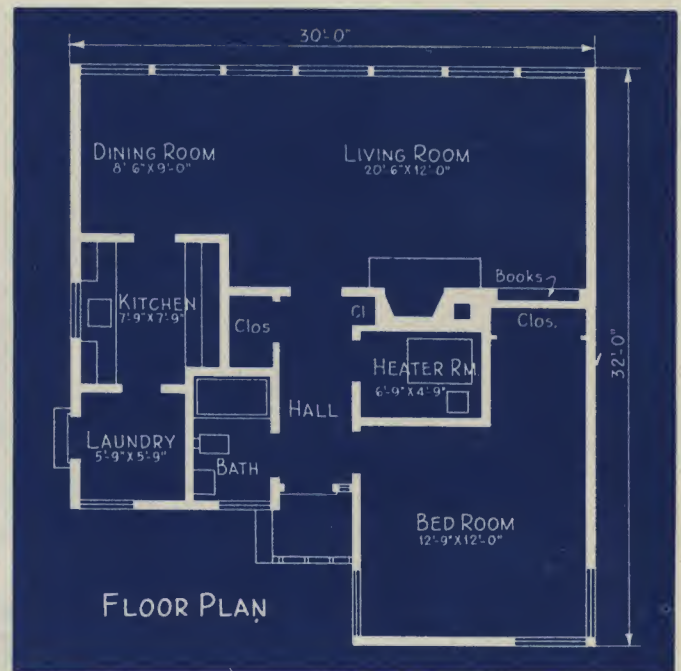


KITCHEN VIEW

KITCHEN & DINING ALCOVE CABINET
Scale $\frac{1}{4}'' = 1'-0''$



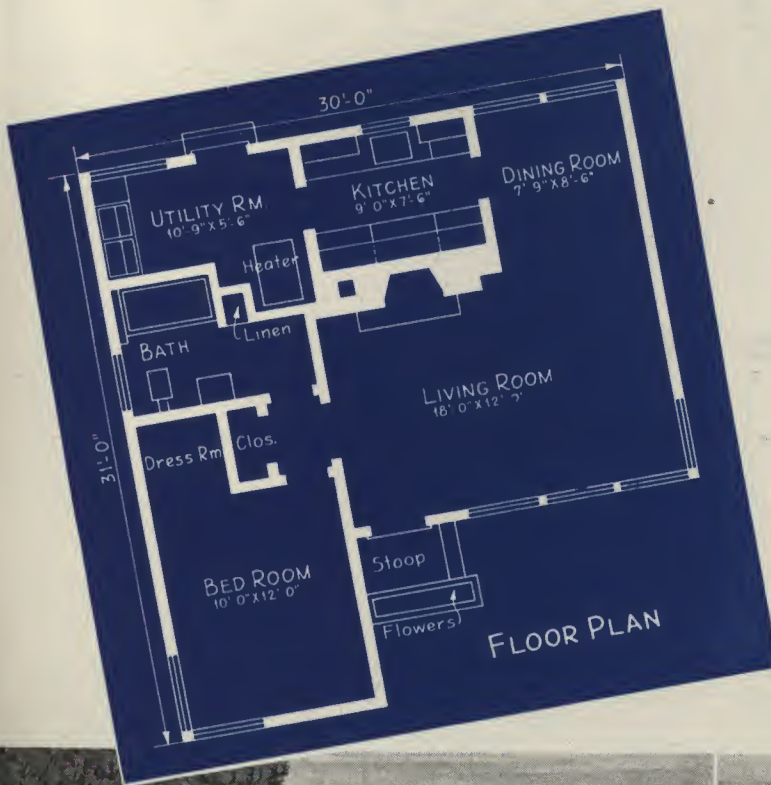
CORNER WINDOWS at the front and a wall of windows on the "garden" side of the house distinguish this small design. There is one bedroom, with cross ventilation, combination living and dining room, a laundry conveniently located next to the kitchen, with outside door, and also good closet space.



Three Modern Houses

Not only easy to live in, as shown on the plans, but easy to look at, in their well proportioned simplicity

THESE three houses, designed by Jones & Duncan, architects of Highland Park, Ill., emphasize modern lines and the use of large window areas. All three houses contain the equivalent of four rooms, each having a single bedroom. In the house at the top of the page, a noteworthy feature is the one complete wall of windows, allowing for full advantage of the view from living room and dining room. The floor plan to left fits either house below, there being slight variations in the exteriors.



THE PLAN at left, with windows shown at both ends, is an ideal arrangement for the narrow lot.



HOME designed by Architects Chapman and Evans will fit snugly into suburban or rural communities.

Livable Colonial

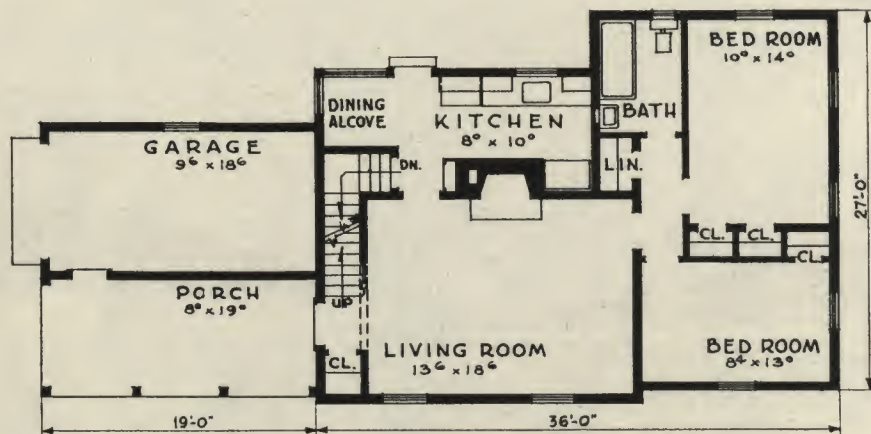
Small house features low roof line, spacious rooms and Colonial charm

THIS friendly, livable Colonial is the kind of home Architects Henry Otis Chapman and Randolph Evans believe home buyers want because of its familiar charm and homey appeal.

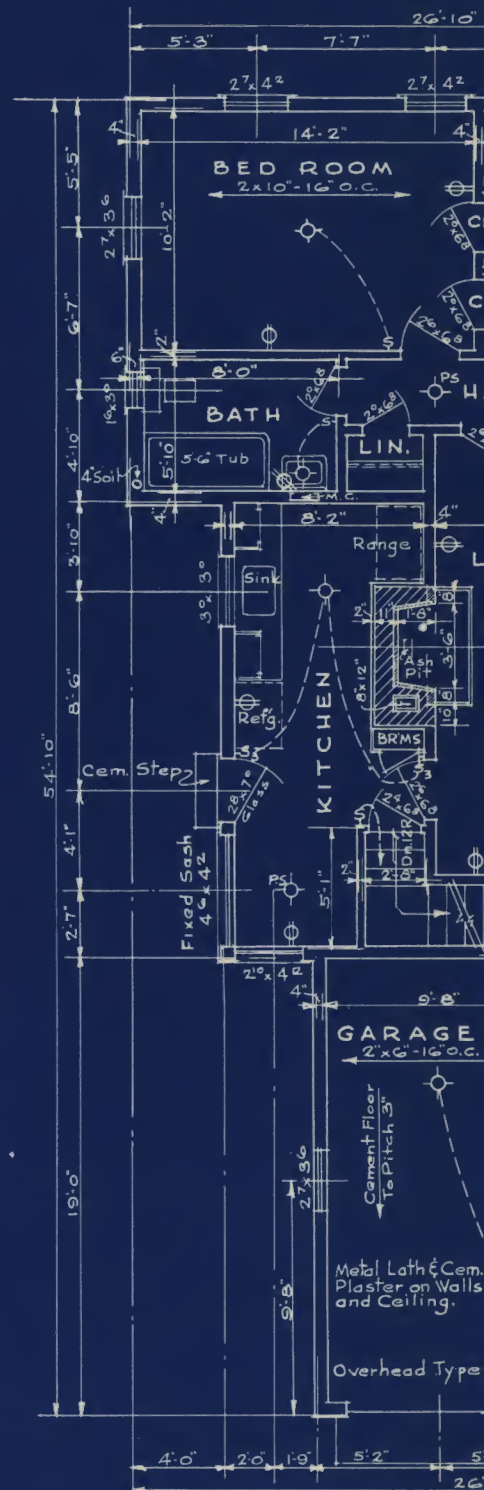
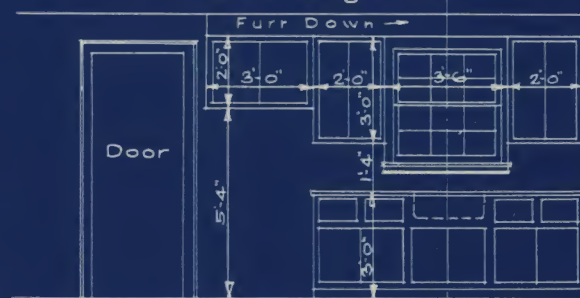
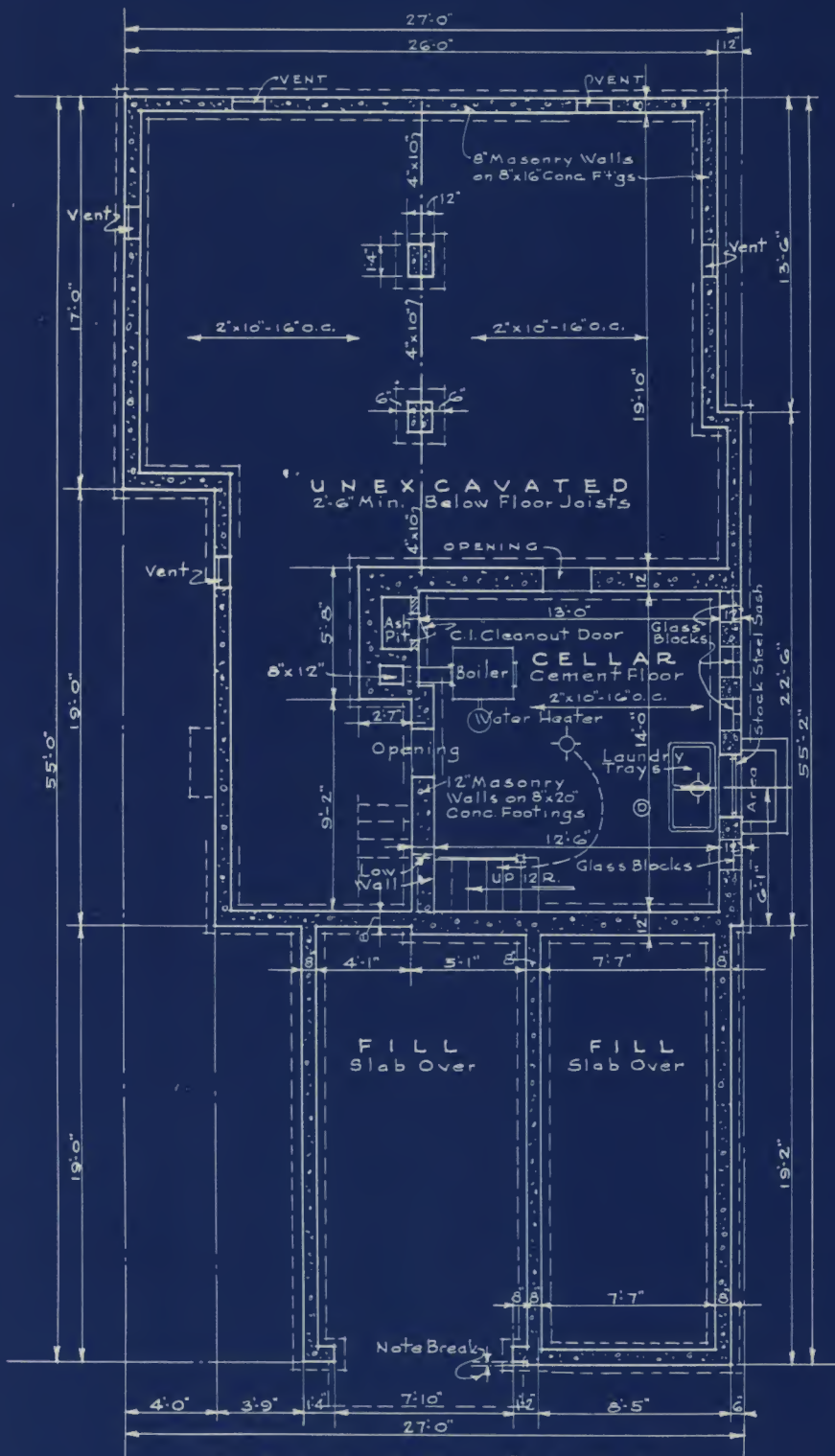
The accurately detailed blueprint opposite shows many attractive features. It is essentially a small house, but big in livability, the attached garage with porch in front giving breadth to the design. It has a spacious living room as well

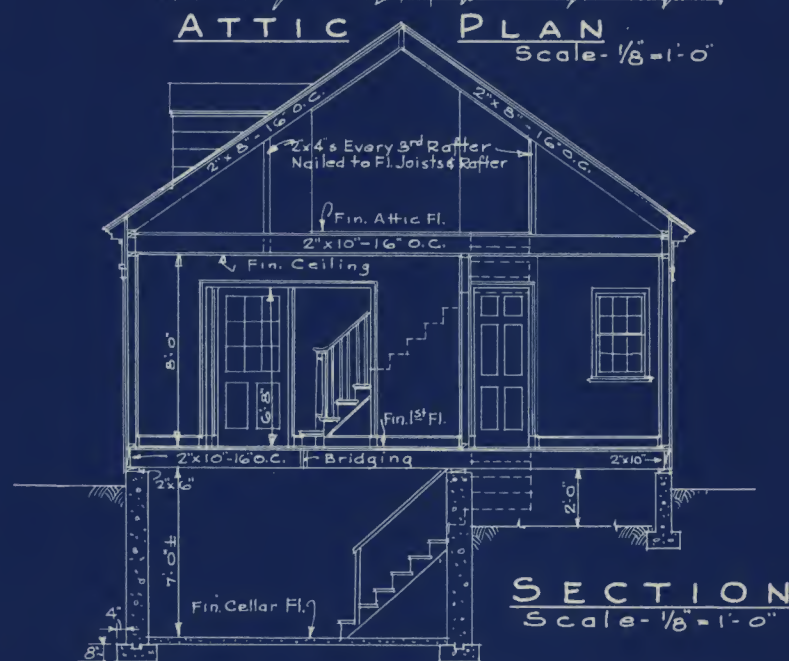
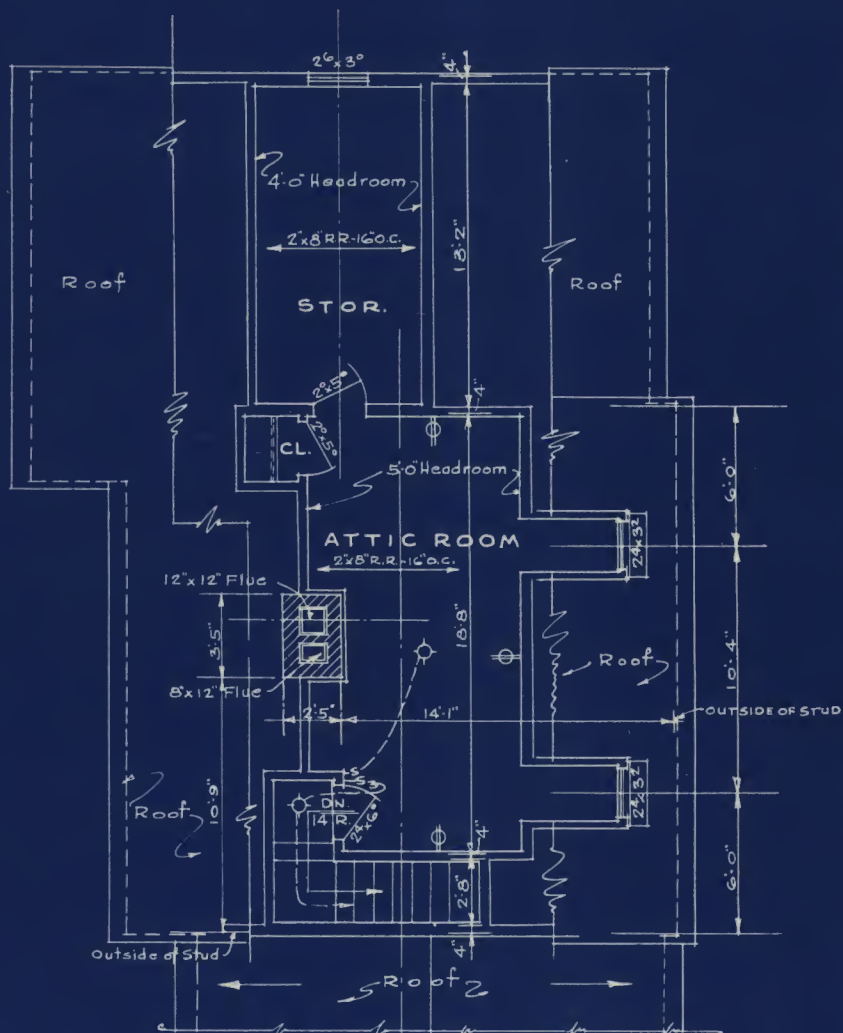
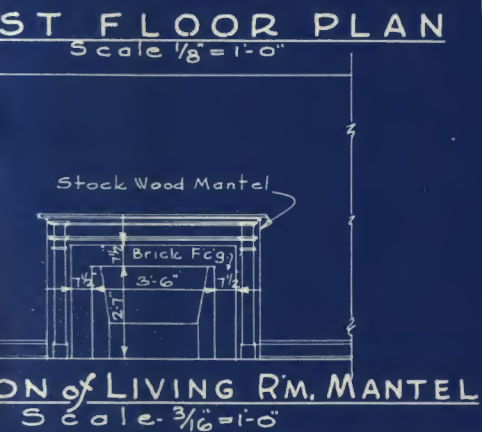
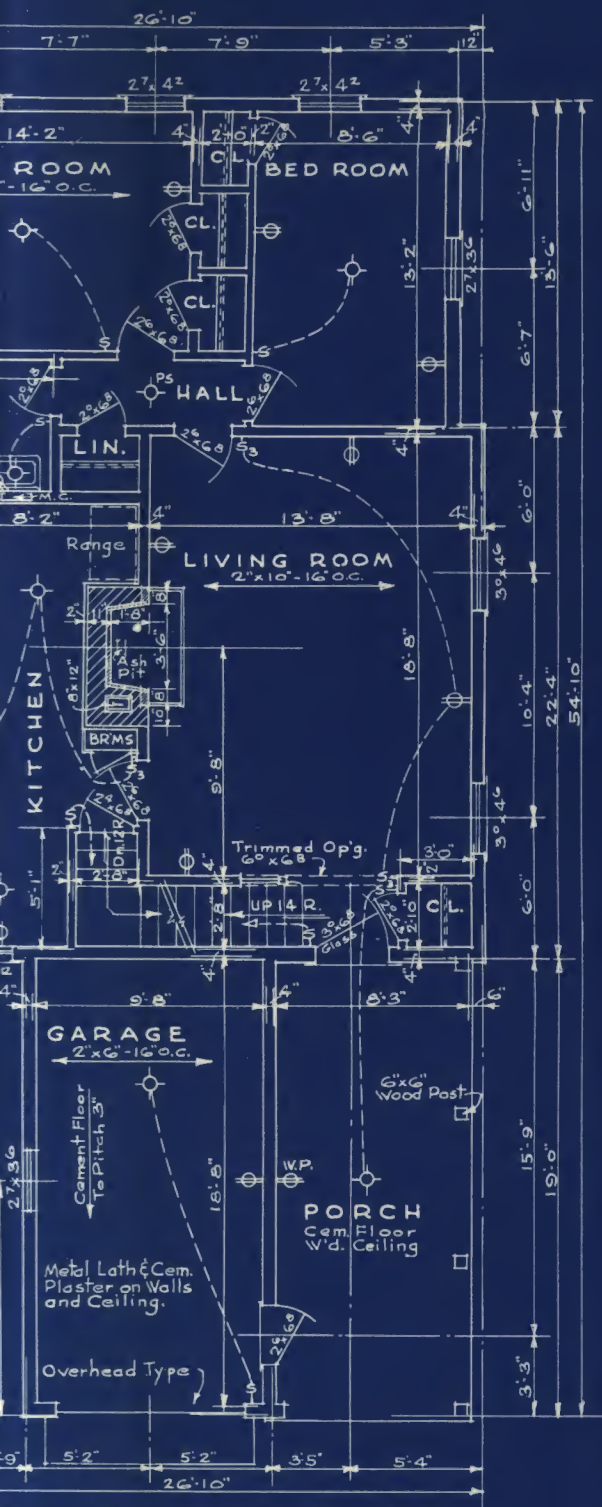
as two ample downstairs bedrooms, with bath conveniently located. There is space above for another large bedroom.

Builders know that they have to put plenty of charm and buyer appeal into houses. For that reason the picket fence, shutters, low sweeping roof line, broad porch and Colonial details are important. The dining alcove is made attractive by a large picture window.

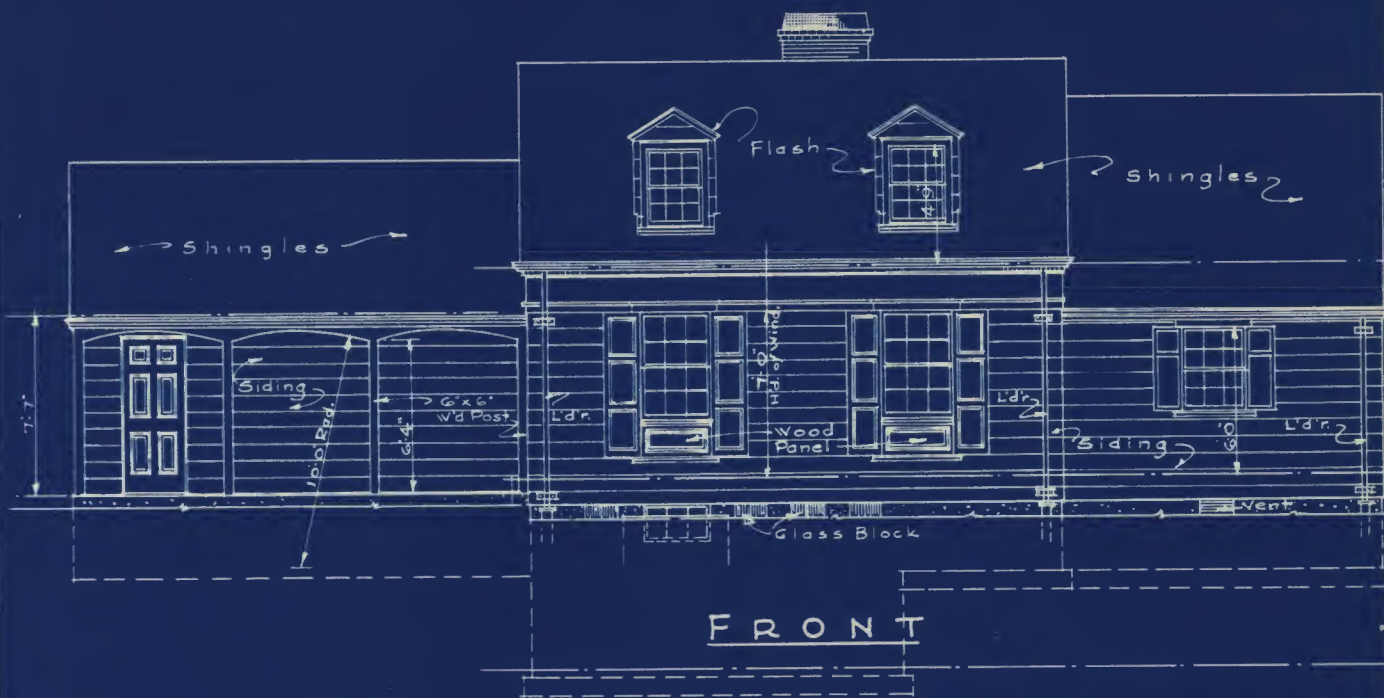


EXTRA bedroom space is provided on second floor.

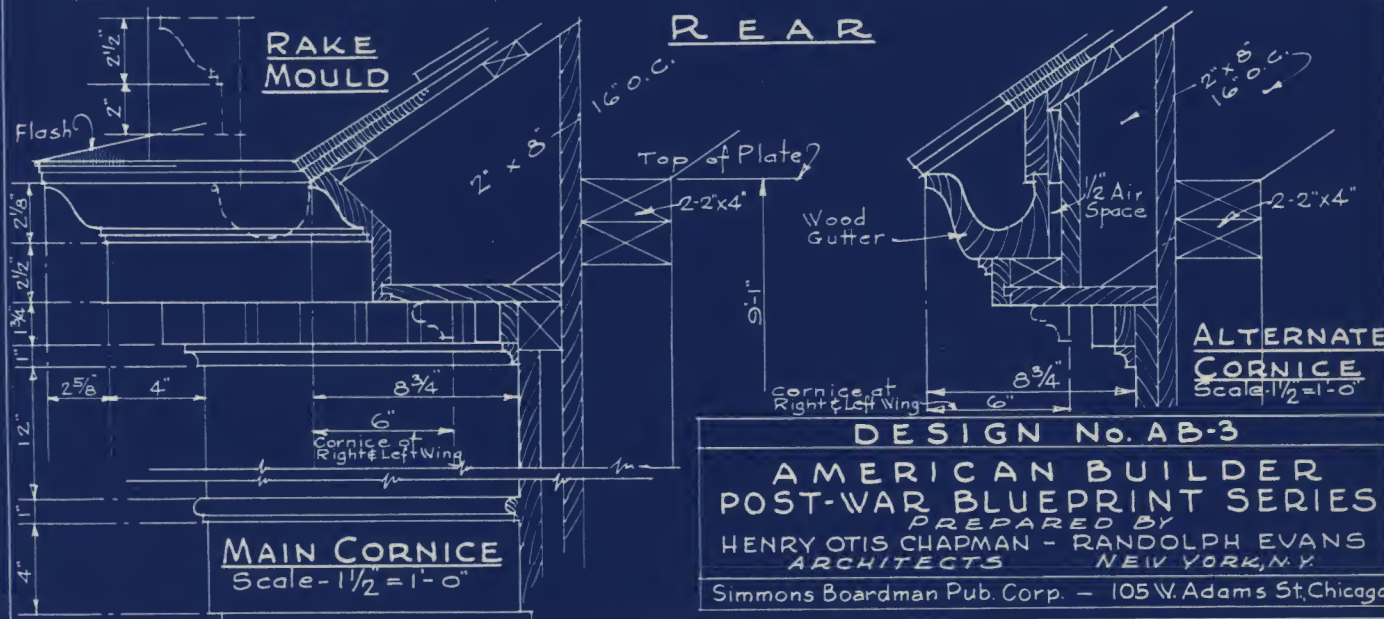
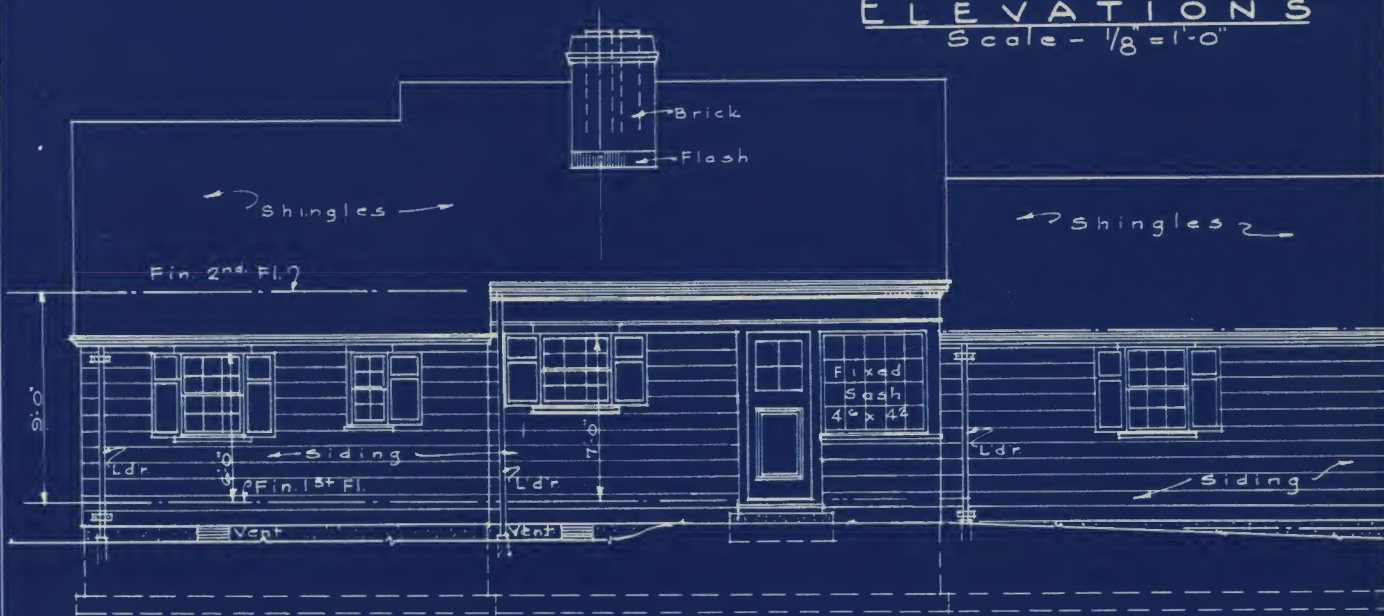




DESIGN No. AB-3
AMERICAN BUILDER
POST-WAR BLUEPRINT SERIES
 PREPARED BY
 HENRY OTIS CHAPMAN • RANDOLPH EVANS
 ARCHITECTS NEW YORK, N.Y.
 Simmons Boardman Pub Corp. - 105 W. Adams St., Chicago



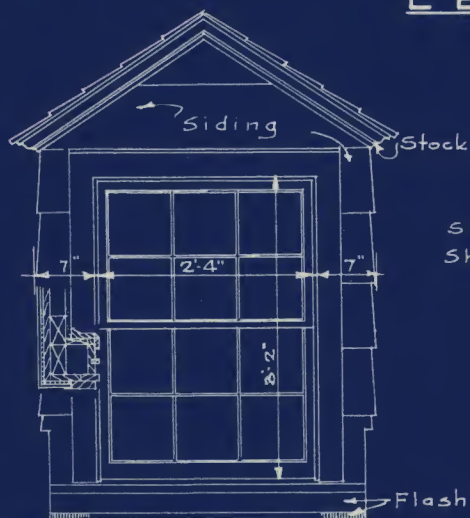
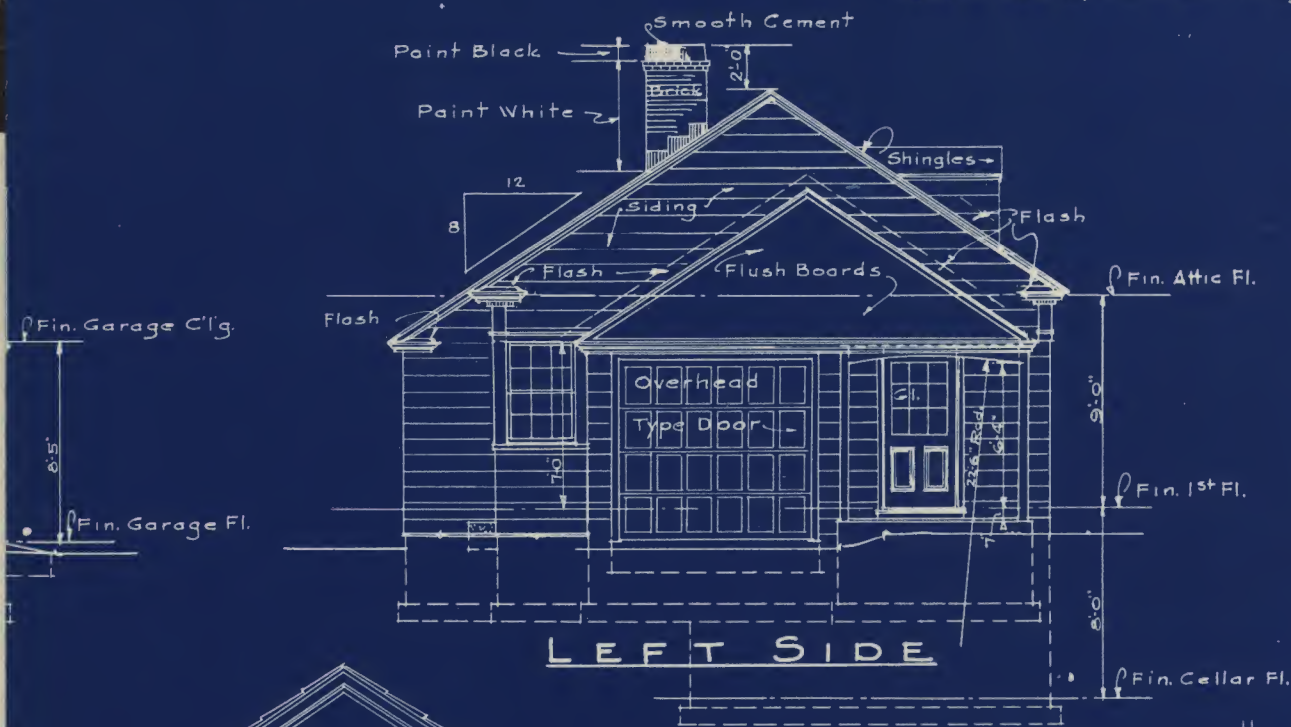
ELEVATIONS
Scale - $\frac{1}{8}'' = 1'-0''$



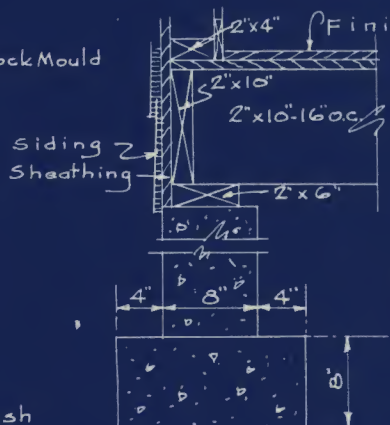
DESIGN No. AB-3
AMERICAN BUILDER
POST-WAR BLUEPRINT SERIES
PREPARED BY
HENRY OTIS CHAPMAN - RANDOLPH EVANS
ARCHITECTS NEW YORK, N.Y.
Simmons Boardman Pub. Corp. - 105 W. Adams St. Chicago



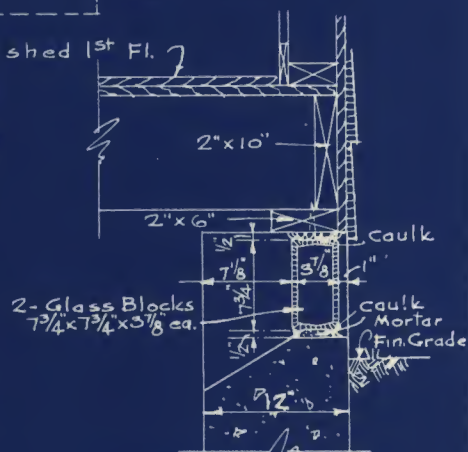
NOTE
Depth of Footings Below Grade To Be
Determined By Local Building Code.



DORMER DETAIL
Scale $\frac{1}{2}" = 1'-0"$



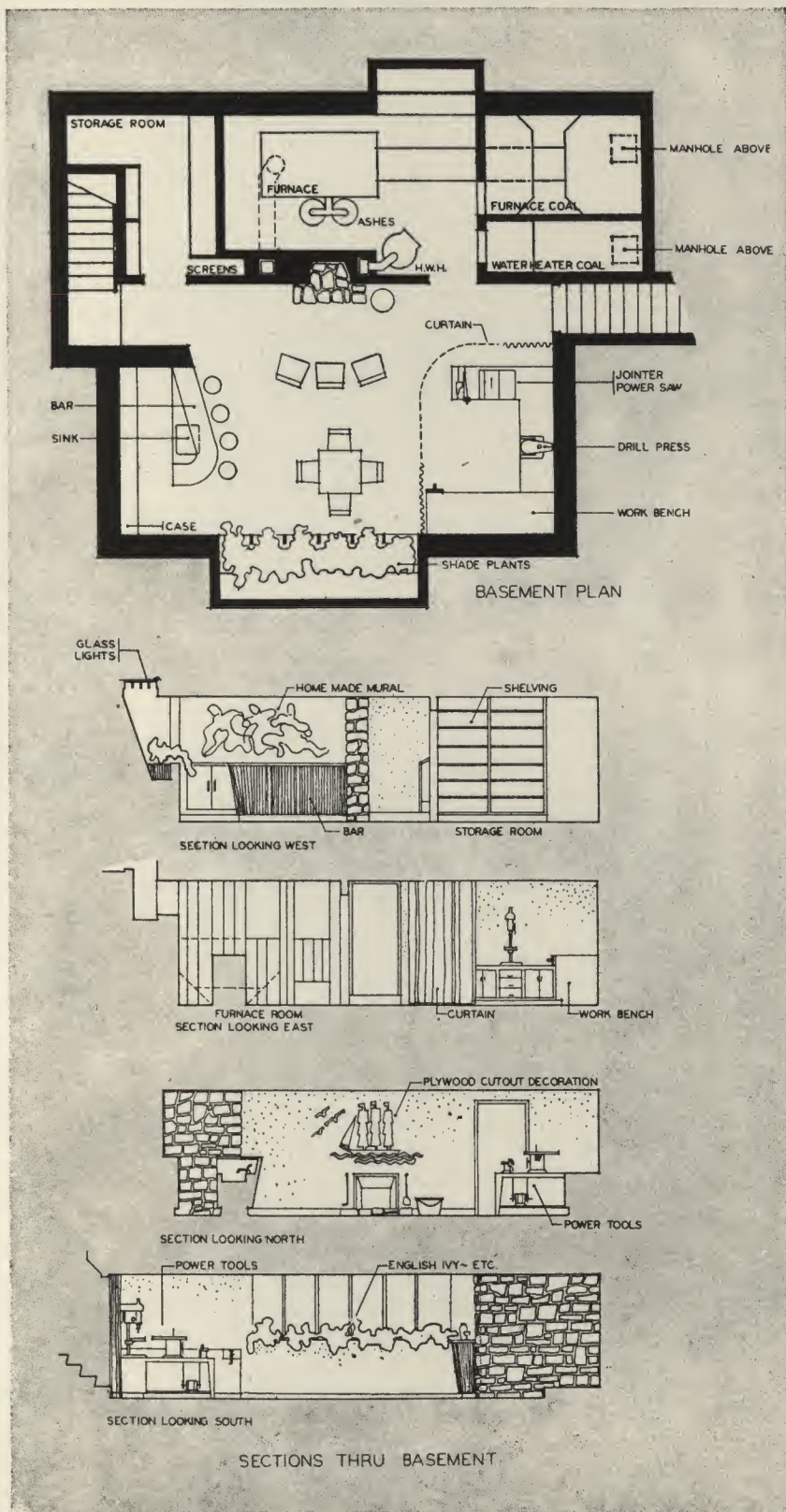
WALL SECTION
At Unexcavated Spaces
Scale $\frac{3}{4}" = 1'-0"$



WALL SECTION
At Cellar Glass Block
Scale $\frac{3}{4}" = 1'-0"$

How to Plan Basements for Coal Heating

Homes heated with coal can have beautiful, comfortable, clean work and play areas

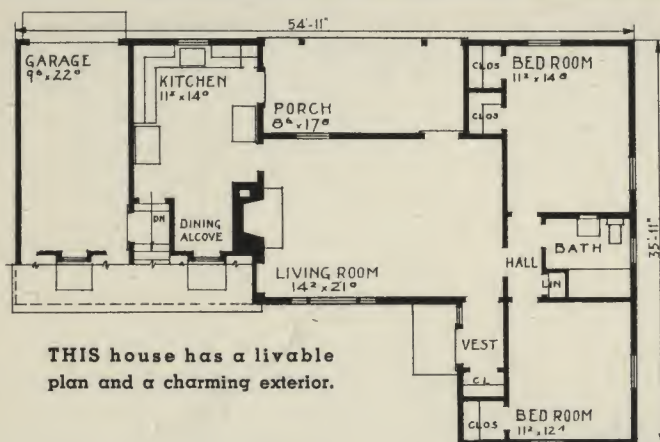
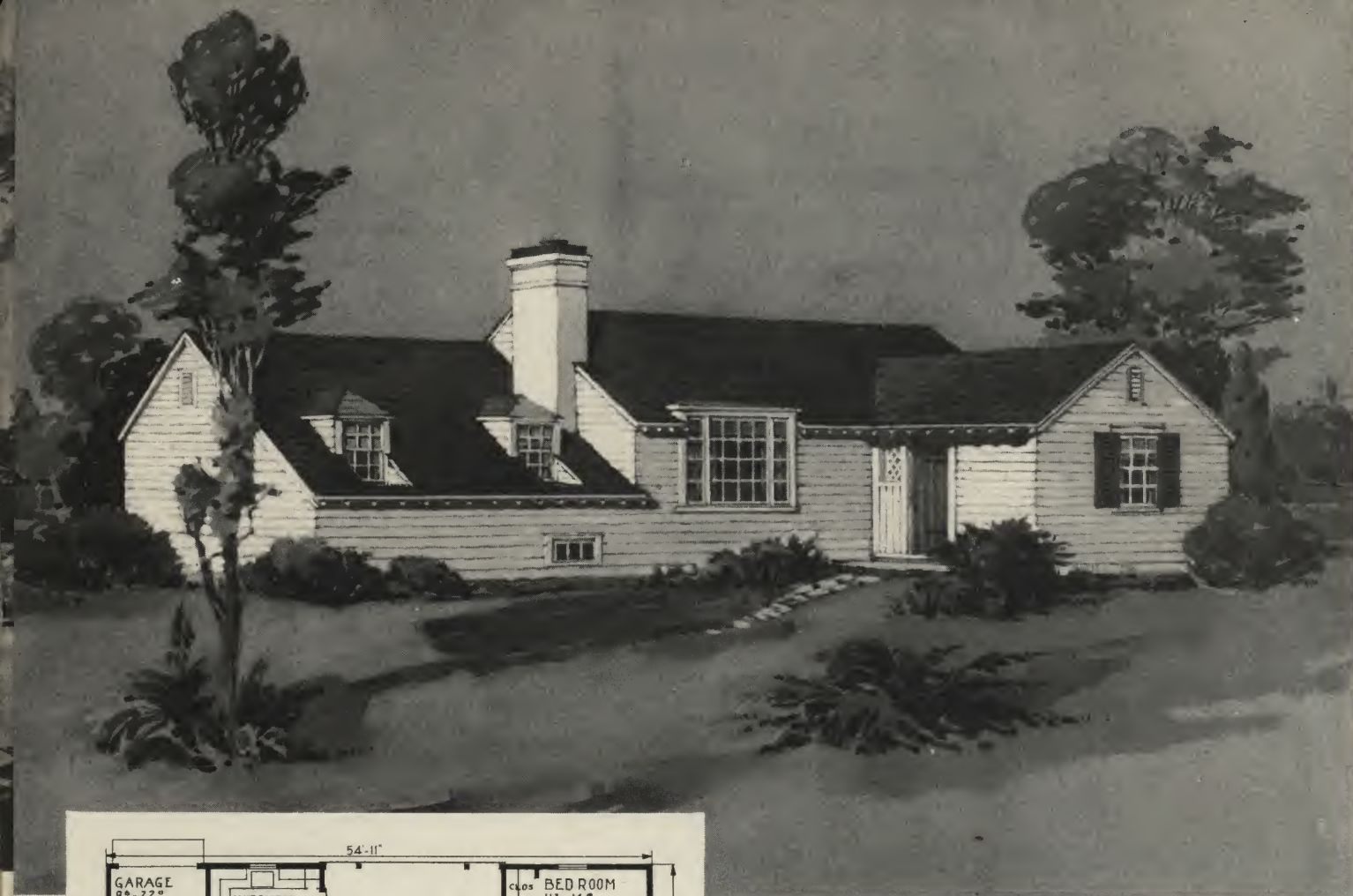


MUCH has been said in the past regarding the relative merits of houses with basements versus those without, and coal heating versus other types, with adherents of each loyally proclaiming the advantages that one has over the other.

The drawings to the left show how one architect approached this problem in a recent competition held by the Bituminous Coal Institute.

Stephen J. Alling of Cincinnati, Ohio, has taken a straightforward type of layout and introduced some interesting innovations, particularly in the basement where coal and furnace rooms are placed to the front of the property under the kitchen. This permits delivery of coal through manholes which are located directly above the coal room and adjoining the service and garage drive. The rear porch extends over this portion of the drive. An all-purpose recreation room occupies the balance of the basement with a portion of it curtained off to serve a dual role. The various sections indicate the interesting treatment of walls in this room.

◀ PLAN shows compact arrangement of service units, permitting a maximum amount of space for recreation room and work room.



Rambling Colonial For a Wide Lot

EVERY survey of what the American public wants in a home places *charm* and *livability* high in the order of preference. It is significant, therefore, that architects Henry Otis Chapman and Randolph Evans chose the above charming, rambling Colonial for this *American Builder* blueprint house.

This is a house and a plan that have stood the test of time. The architects have taken a tested, well thought out arrangement and have given it a treatment and modern equipment that are 100 per-cent in harmony with the home buying taste of the public.

The low, swinging roof over the garage and dining alcove intensifies the height of the adjoining living room wing. This illusion is further carried out in the large picture window which projects up into the roof surface.

Considering the position of the garage doors, this house would adapt itself best to being placed on a corner lot. The

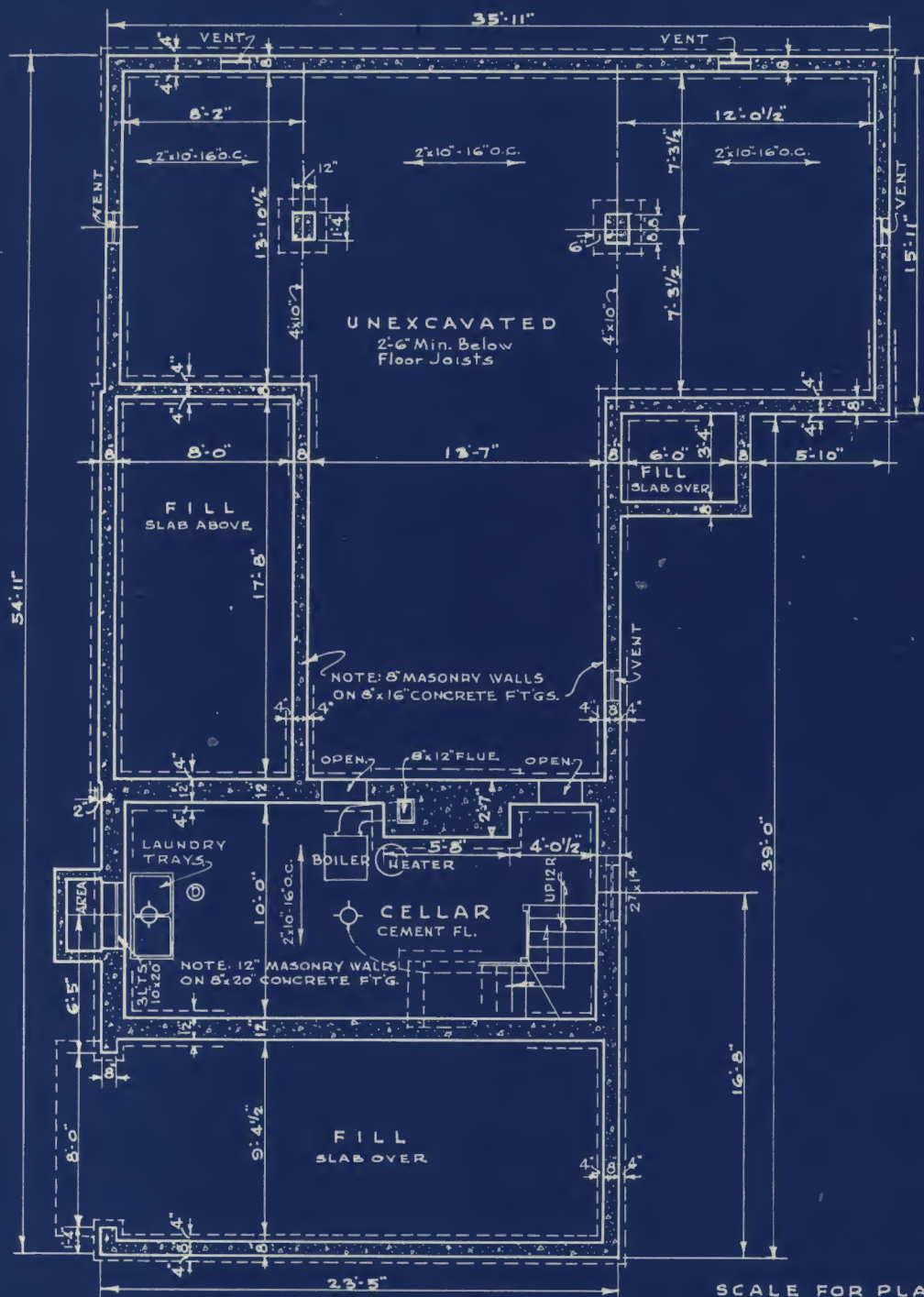
large porch faces toward the rear where intimate outdoor living can be indulged in.

The large living room is the focal point of the entire house, around which all activities radiate. Large wall spaces and location of the fireplace permit intimate and interesting arrangements of furniture.

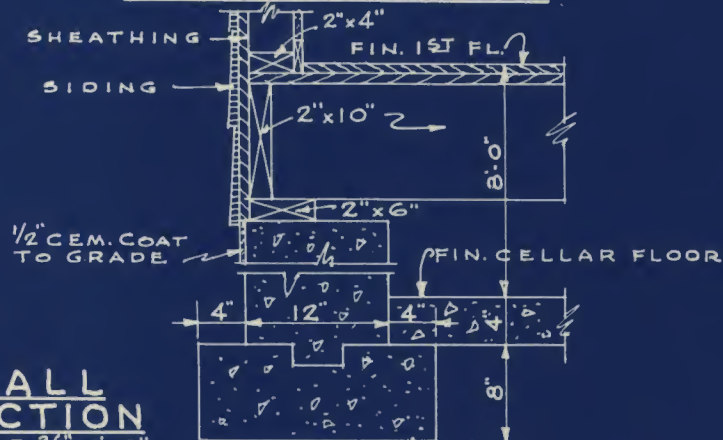
Ample cupboard space with sufficient room for other equipment is provided in the kitchen. The lack of a dining room is made up for through the provision of an alcove in one end of the kitchen.

The bedrooms and bath are located in an adjoining wing and separated from the living room by a service hall.

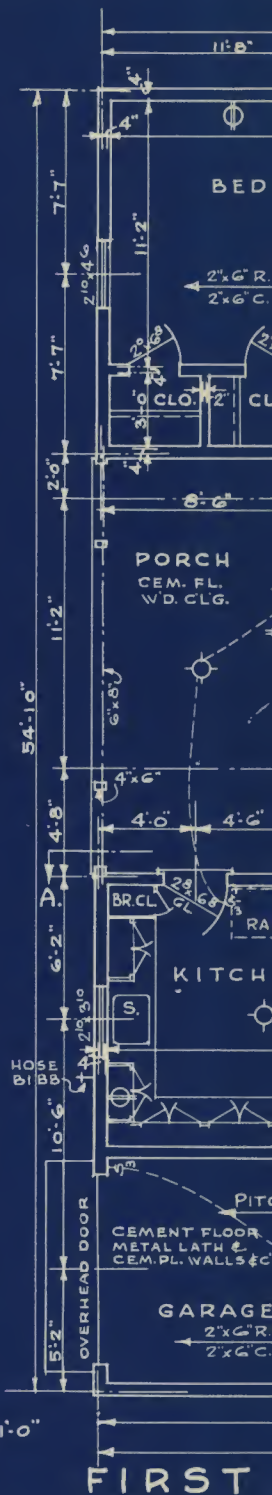
The blueprint opposite has been accurately drawn to $\frac{1}{8}$ -inch scale. Details of the cornices, bay windows, fireplace, etc., are drawn to $\frac{1}{4}$ -inch scale or larger. Special attention is called to the careful detailing of all the important parts of this home.



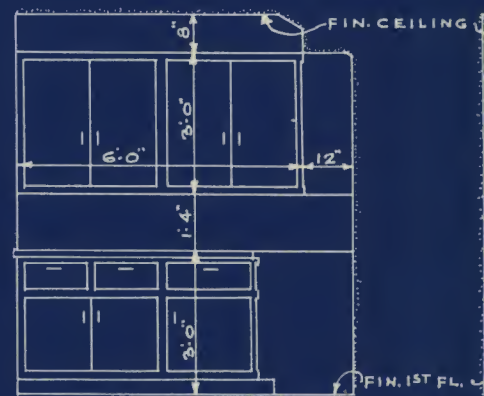
CELLAR PLAN



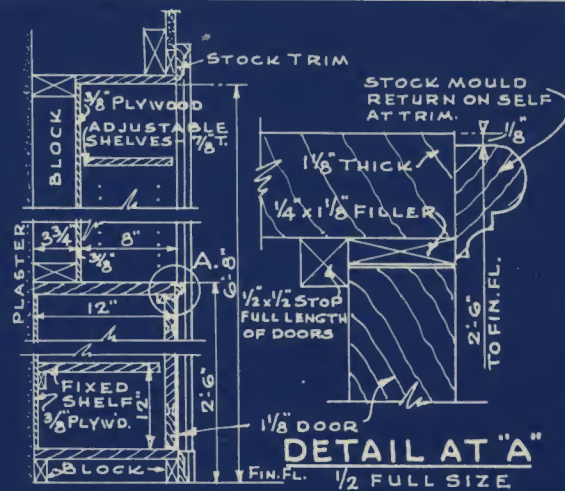
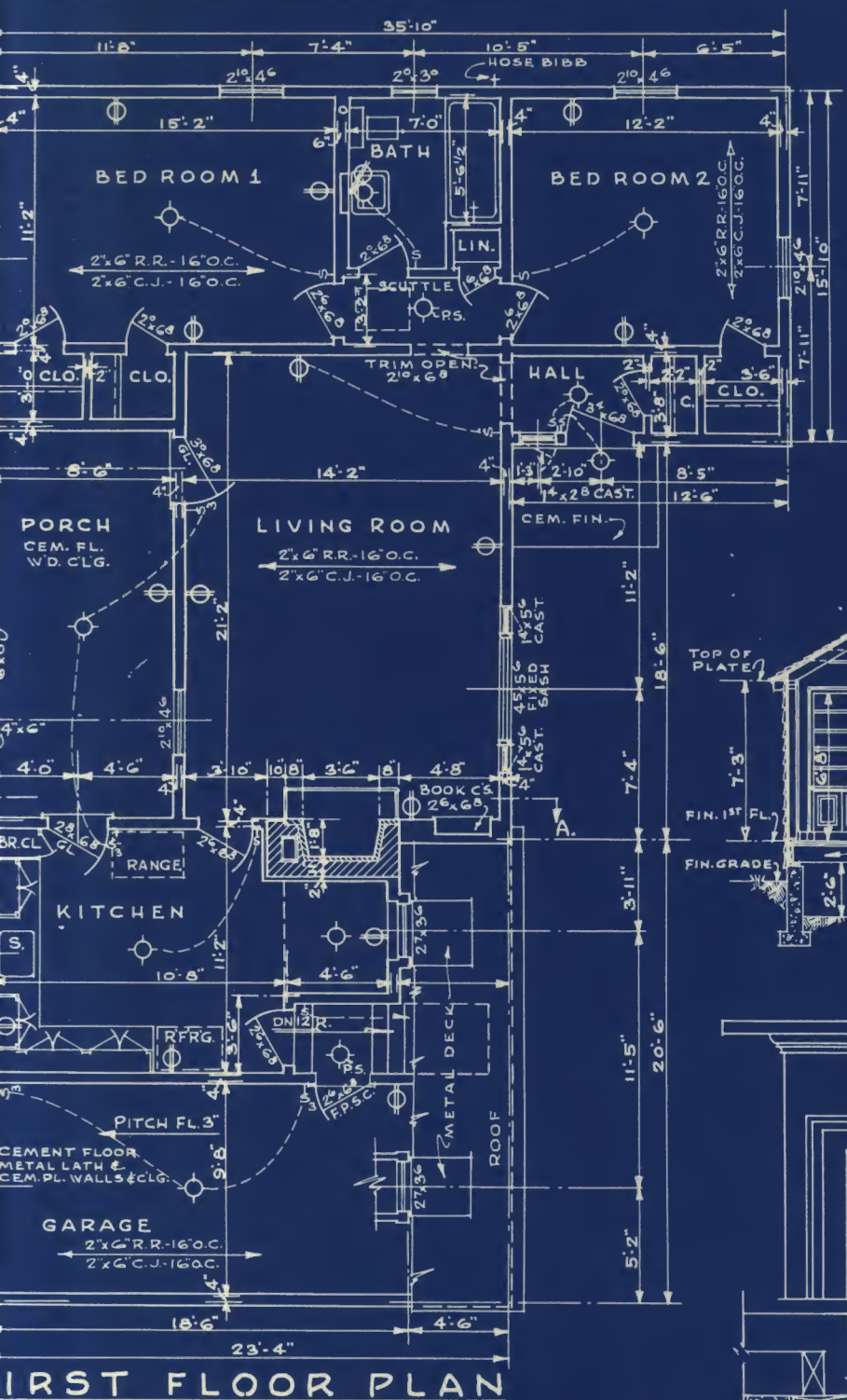
WALL
SECTION
SCALE: $\frac{3}{4}" = 1'-0"$



FIRST



KITCHEN CAB
SCALE

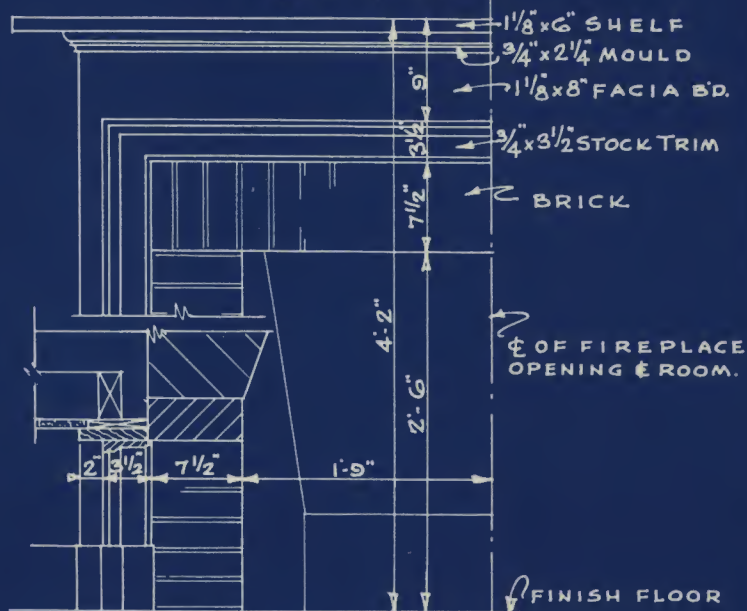


SECTION
SCALE 3/4" = 1'-0"

DETAIL OF BOOKCASE



SECTION A-A
SCALE 1/8" = 1'-0"



FIREPLACE DETAIL
SCALE 3/4" = 1'-0"

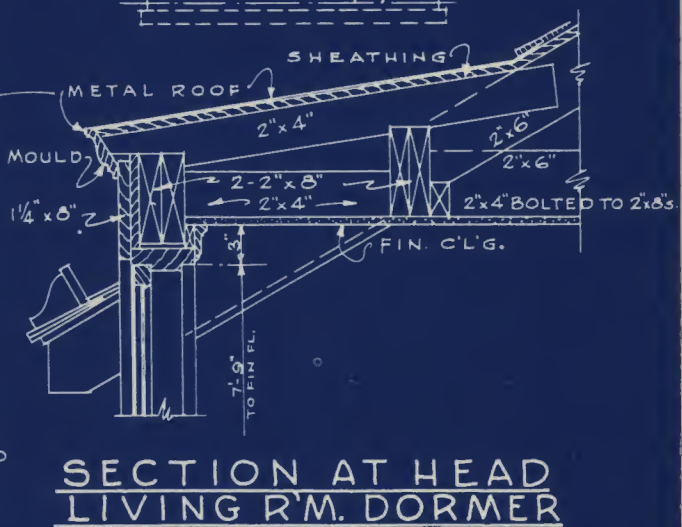
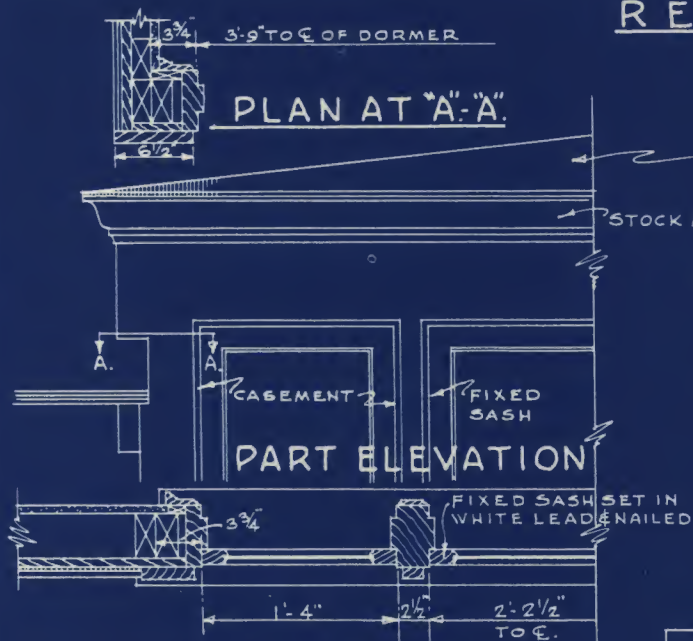
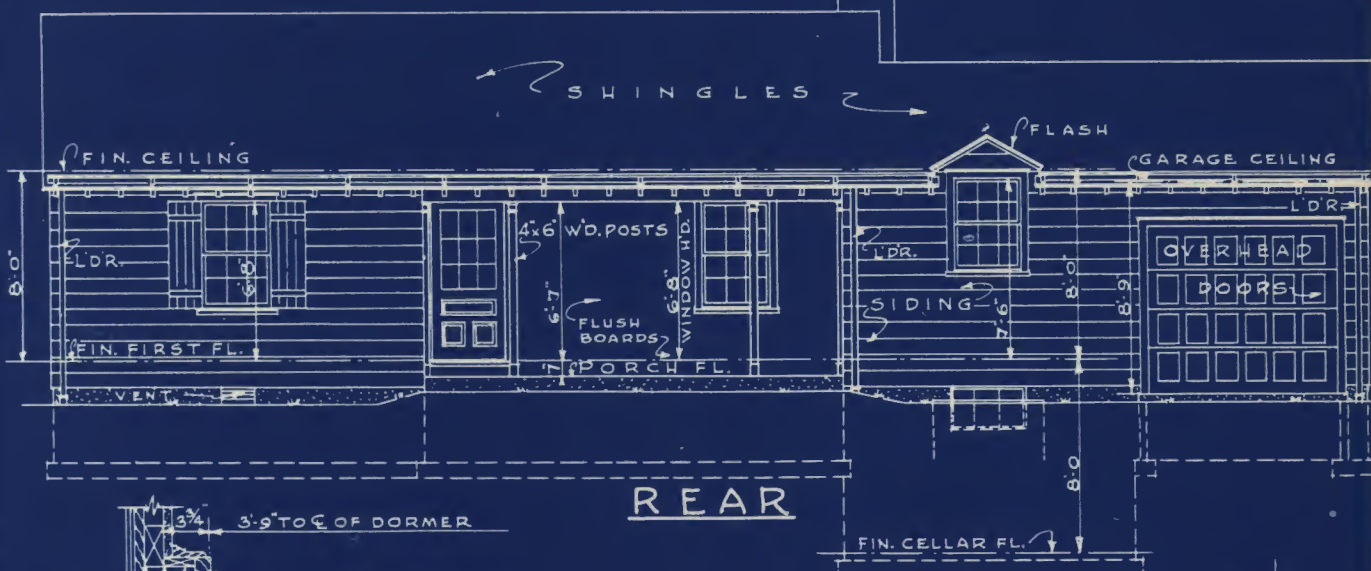
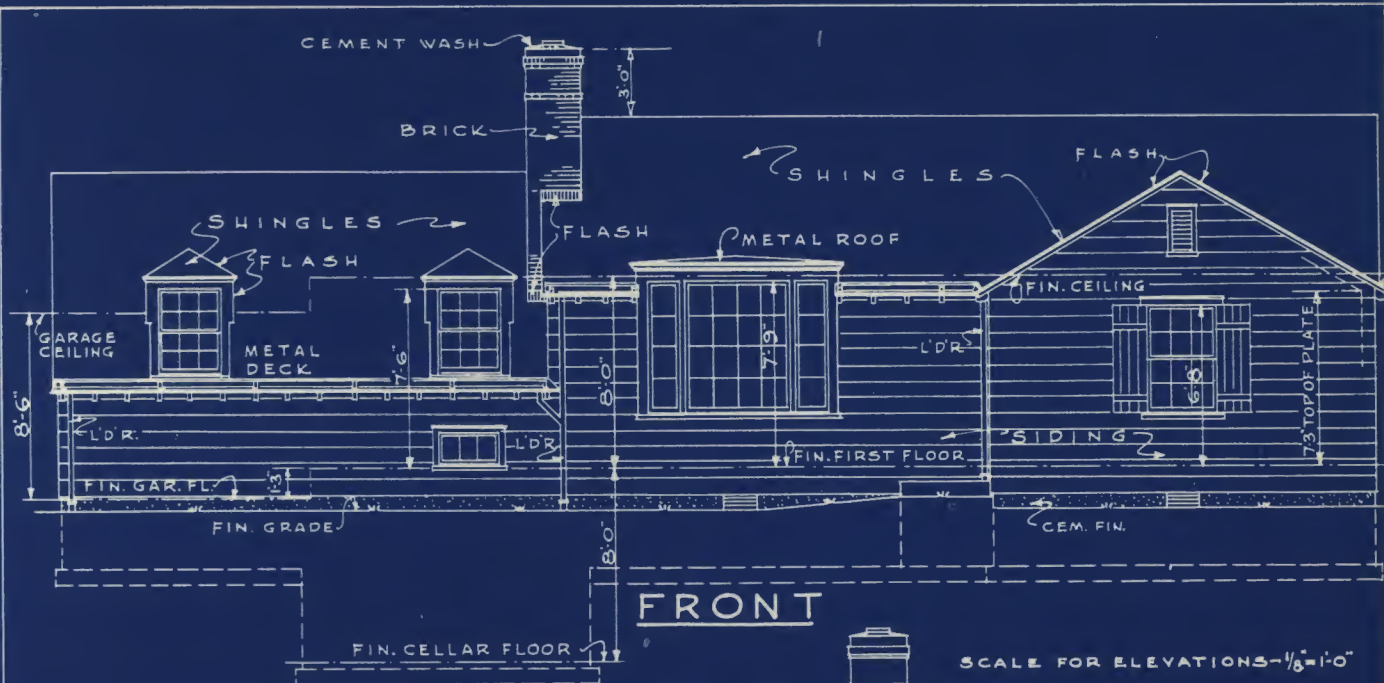


DESIGN No. AB-1

AMERICAN BUILDER
POST-WAR BLUEPRINT SERIES

PREPARED BY
HENRY OTIS CHAPMAN • RANDOLPH EVANS
ARCHITECTS NEW YORK, N.Y.

Simmons-Boardman Pub. Corp. 105 W. Adams St., Chicago

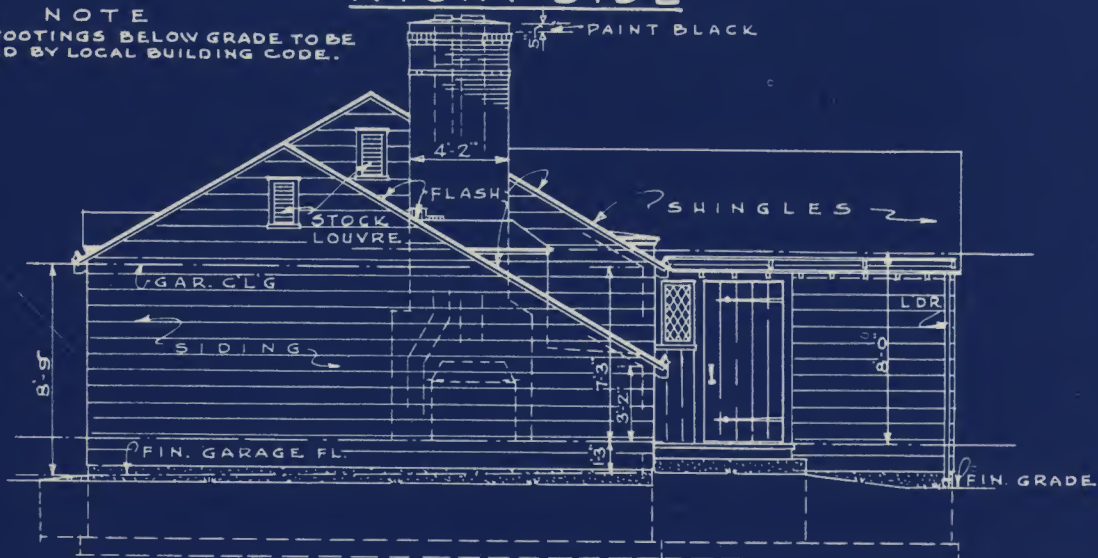


DESIGN No. AB-1
 AMERICAN BUILDER
 POST-WAR BLUEPRINT SERIES
 PREPARED BY
 HENRY OTIS CHAPMAN • RANDOLPH EVANS
 ARCHITECTS NEW YORK, N.Y.
 Simmons-Boardman Pub. Corp., 105 W. Adams St., Chicago.

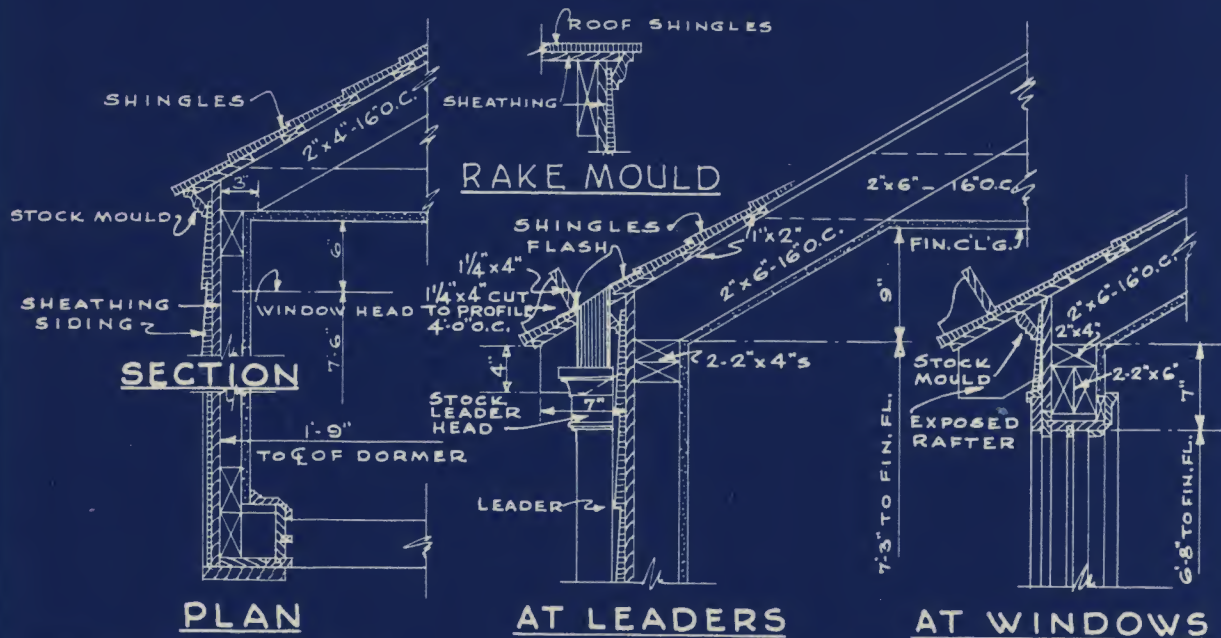


RIGHT SIDE

NOTE
DEPTH OF FOOTINGS BELOW GRADE TO BE
DETERMINED BY LOCAL BUILDING CODE.



LEFT SIDE



PLAN

AT LEADERS

AT WINDOWS

DORMER DETAIL KITCHEN (FRONT)

SCALE $\frac{3}{4}$ " = 1'-0"

DETAILS OF CLOSED CORNICE

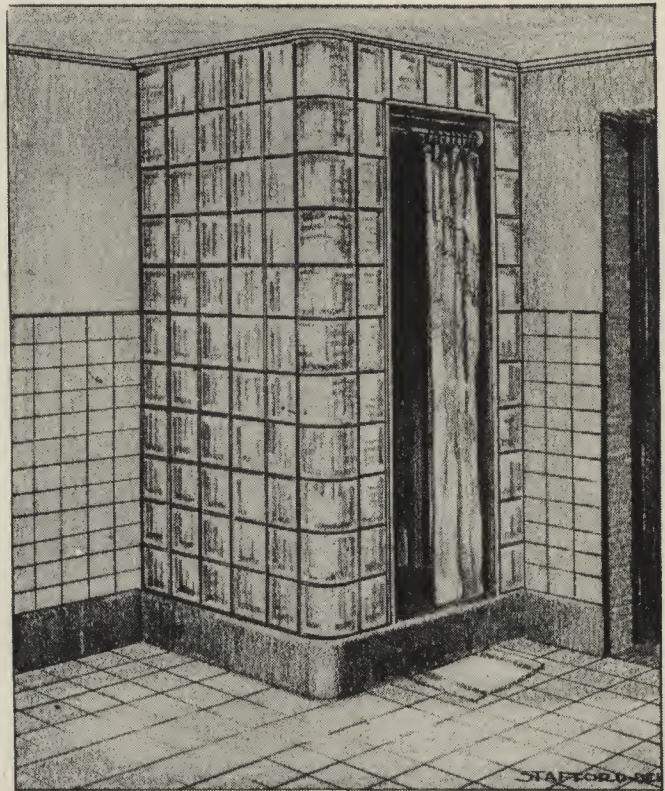
SCALE $\frac{3}{4}$ " = 1'-0"

How to Use Glass Block in the Bath

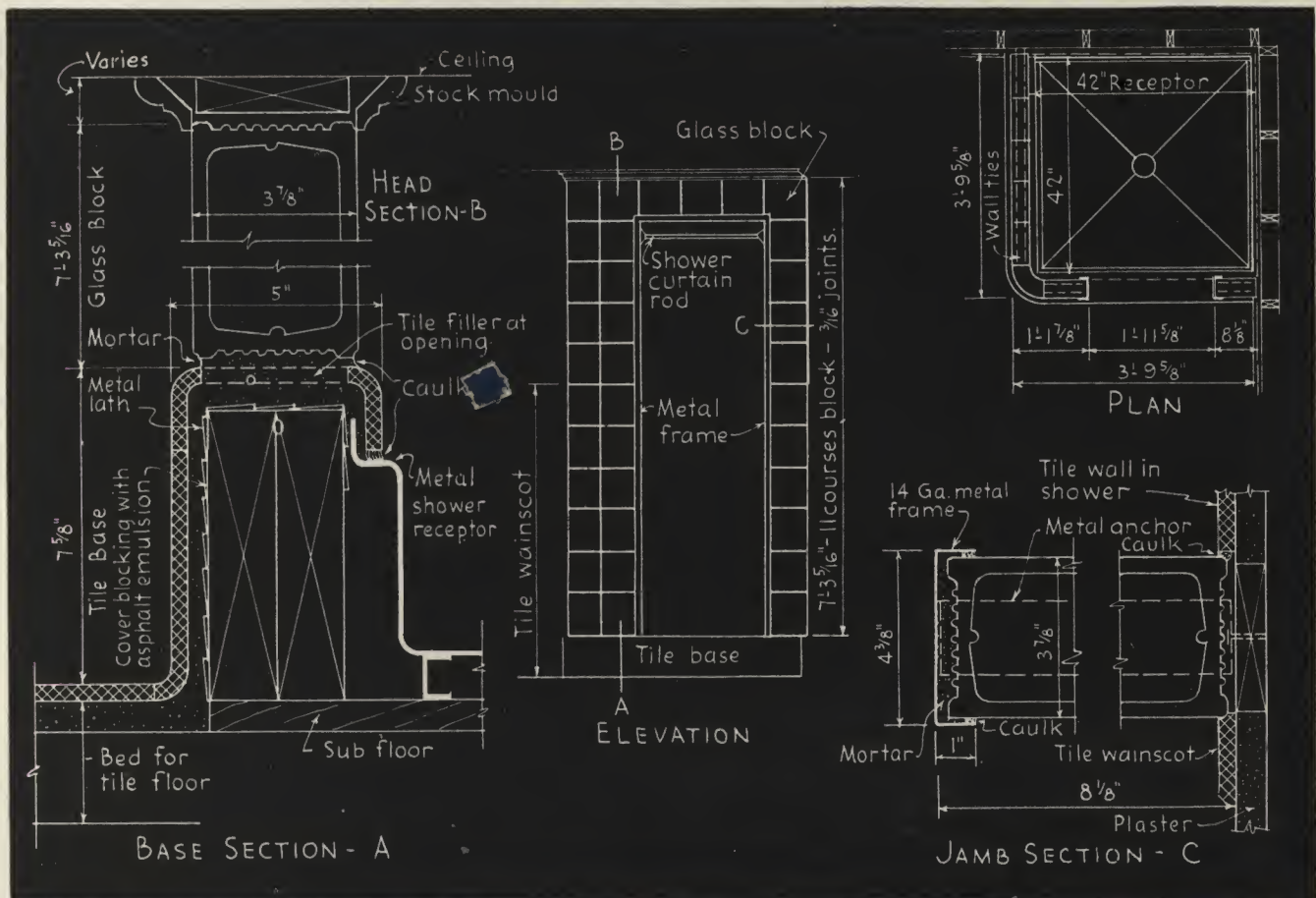
EXTRA QUALITY and style-appeal can be easily built into the home bathroom by observing the fine points of glass block design and construction shown here, as recommended by one of the leading glass manufacturers.

Bathrooms that sparkle are a hit wherever they are installed. Their liberal use of glass block, ribbed sheet glass, plate glass shelving and mirrors puts even the smallest home up into the luxury class, increasing its value and utility far beyond the cost of these features.

The glass block shower stall shown will give class to a large bathroom or it can be effectively used in a smaller shower-and-lavatory room. A tile base is laid up around a frame blocking, as detailed, to surround the pressed metal shower receptor. The glass blocks are then mortared in, with galvanized wall ties every third course. The glass units are carried up to the ceiling, completed by a 2 x 4 header with crown mould finish on each side.



GLASS block shower built into corner, fitted with door or curtain.



CONSTRUCTION DETAILS of corner shower stall of glass block, as sketched. A 42-inch metal shower receptor determined the size.



**One of Wedgwood's
Most Charming Homes
Presented Here with
Complete Blueprints**

MODERN Colonial, corner windows, low, sweeping roof lines, made this one of Balch's most popular designs. With three bedrooms and large living area, this home meets demands of average family.

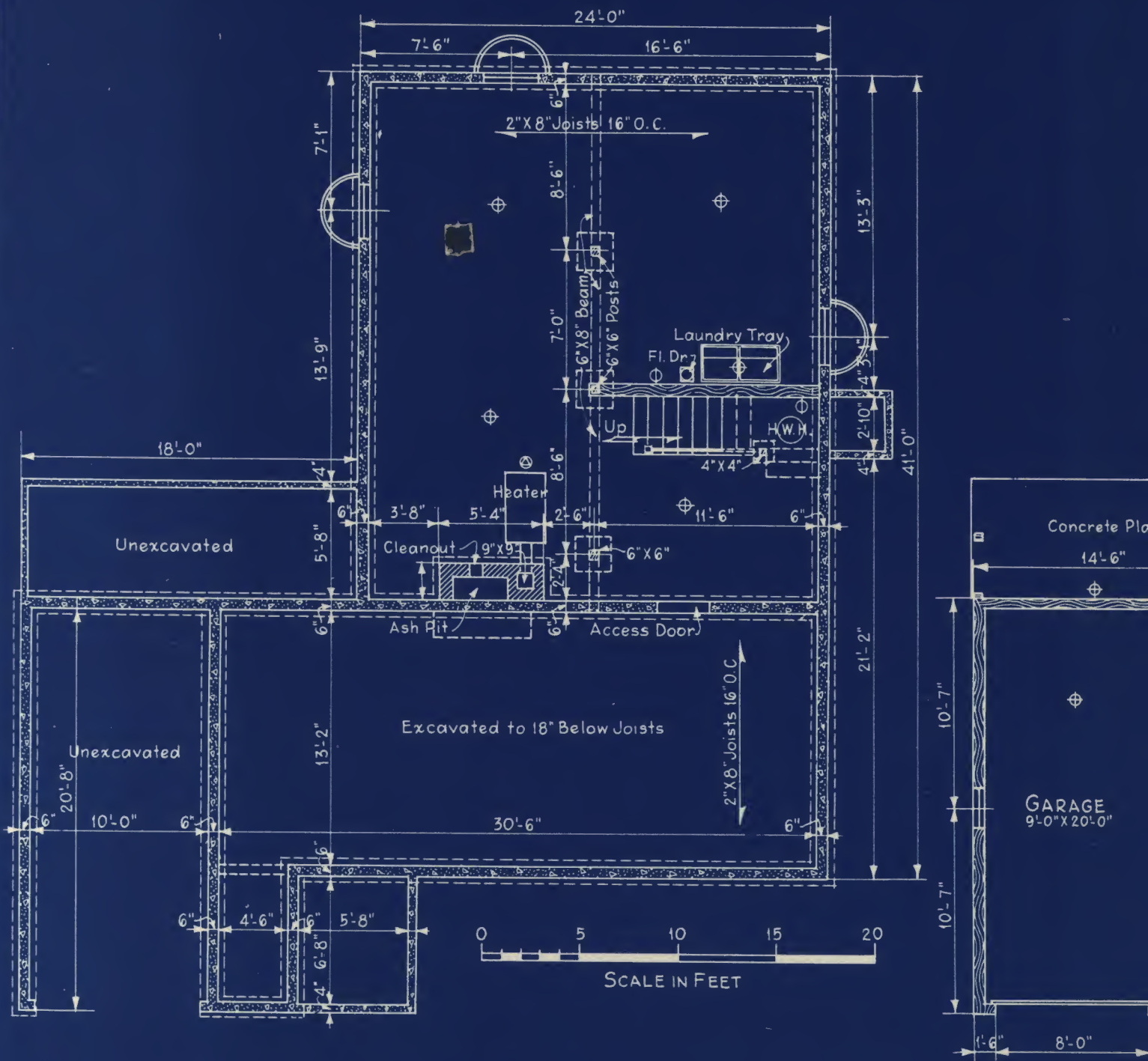
Seattle House Has Simplicity of Outline Enhanced by Careful Handling of Detail

A GAIN Architects Thomas, Grainger & Thomas of Seattle have expressed in wood and other materials the design of a delightful small house containing six rooms which can be built on a 60-foot lot.

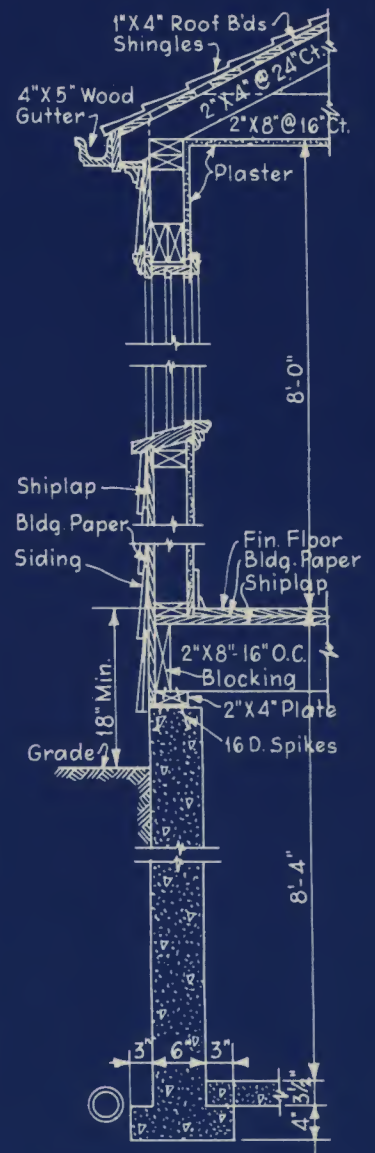
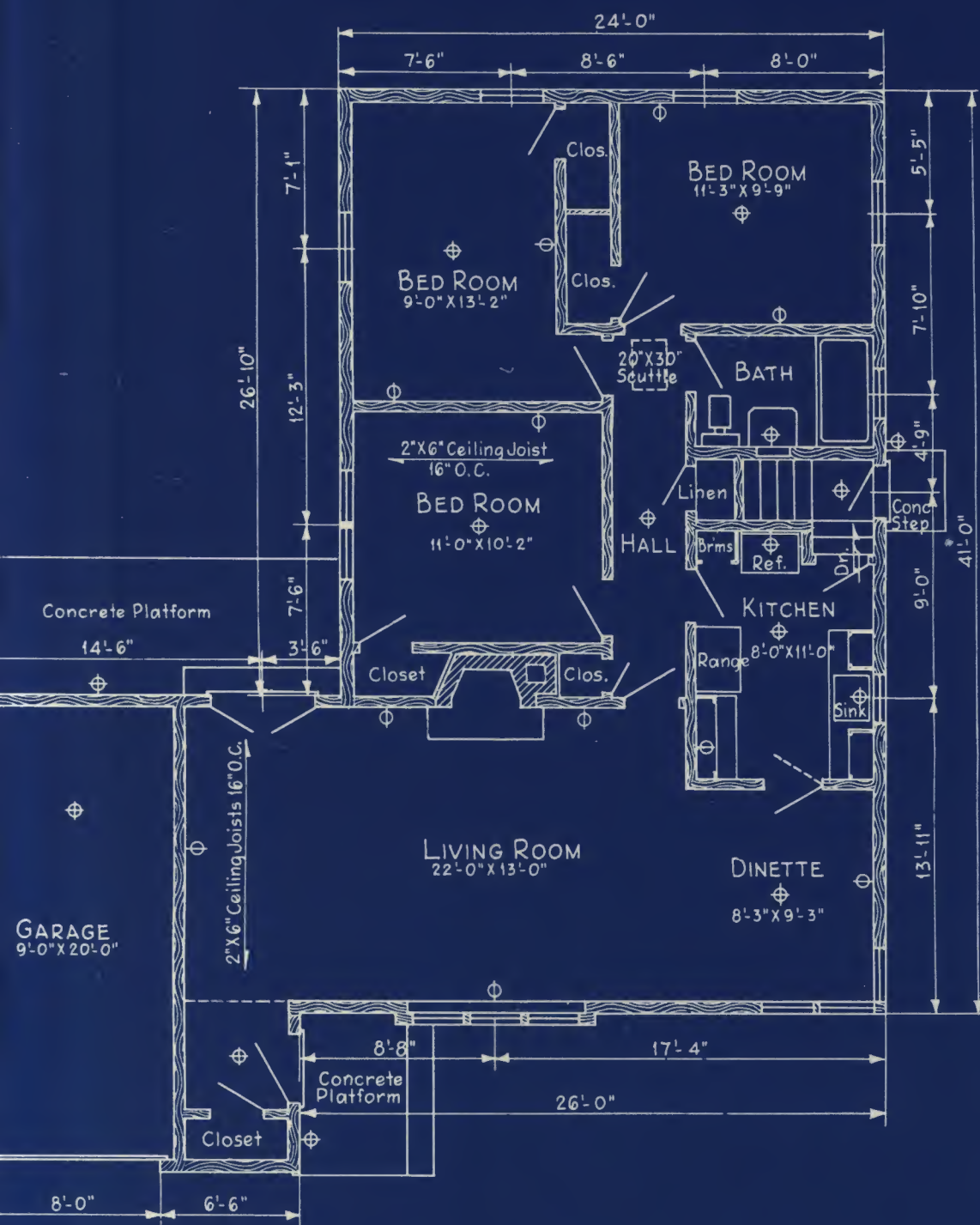
This house follows the pattern of many of the other houses in the Wedgwood addition, developed by Builder Al Balch, yet each has its distinctive treatment which sets it definitely apart from its neighbor. In this case the feature of the exterior design is its rather heavy overhanging cor-

nice across the front, with a large projecting bay, the head of which finishes into the soffit of the cornice. The corner window complements the bay.

The living room is of generous size and, together with the dinette extension, provides a room that can take care of emergency gatherings. Three bedrooms, with ample closets for each which can be entered from a private hall, complete an interesting plan arrangement for the average sized family.



BASEMENT PLAN



FIRST FLOOR PLAN

WALL SECTION

DESIGN No. AB 101

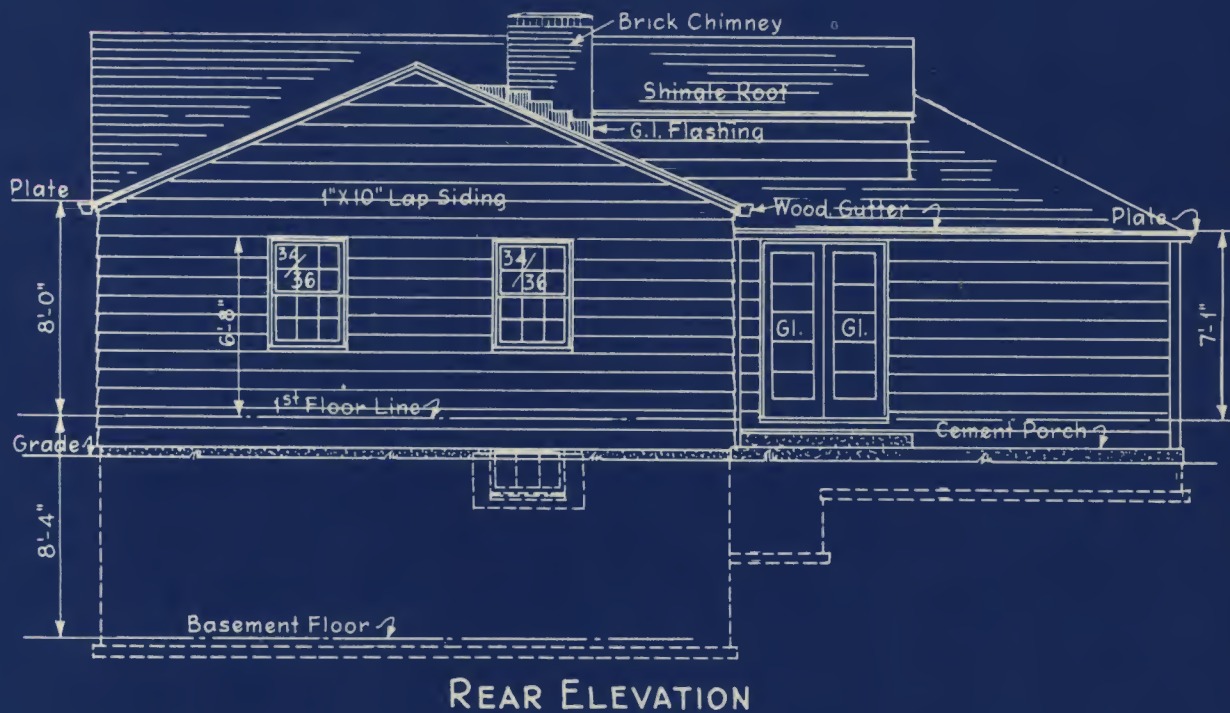
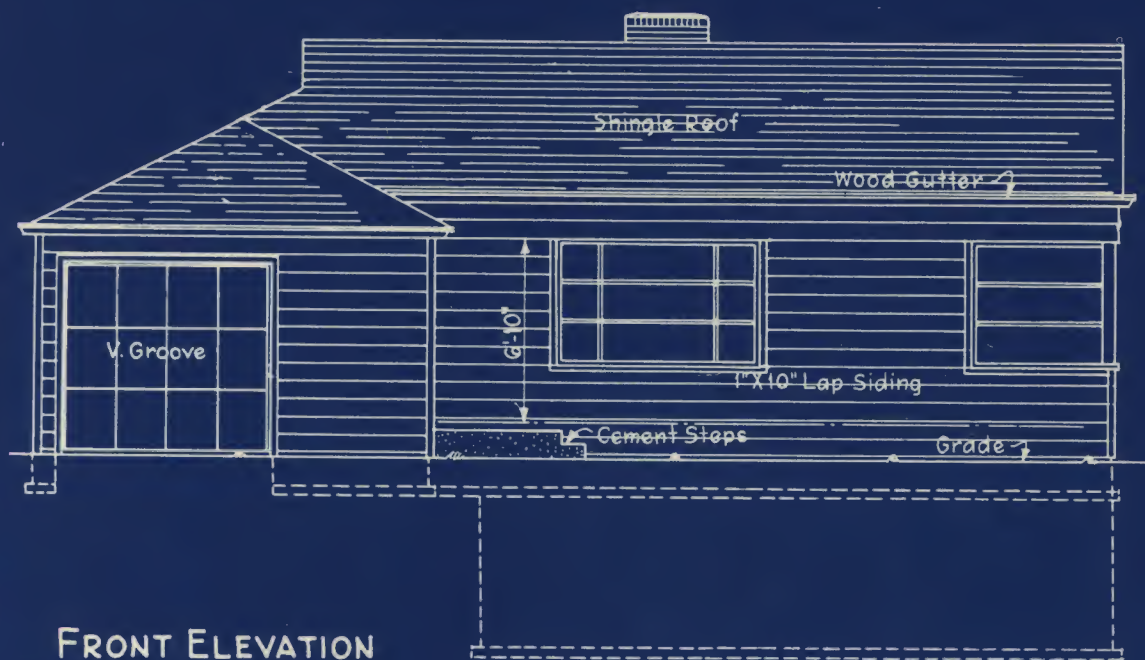
AMERICAN BUILDER BLUEPRINT SERIES

Designed By

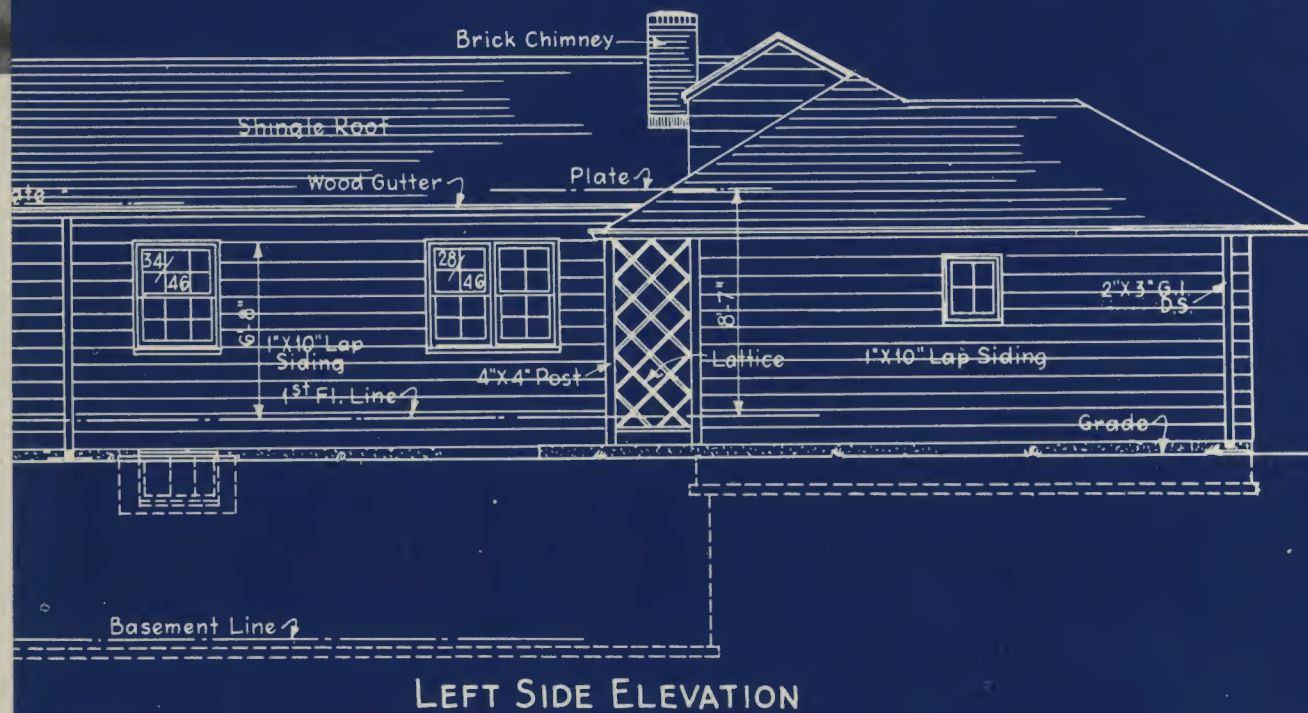
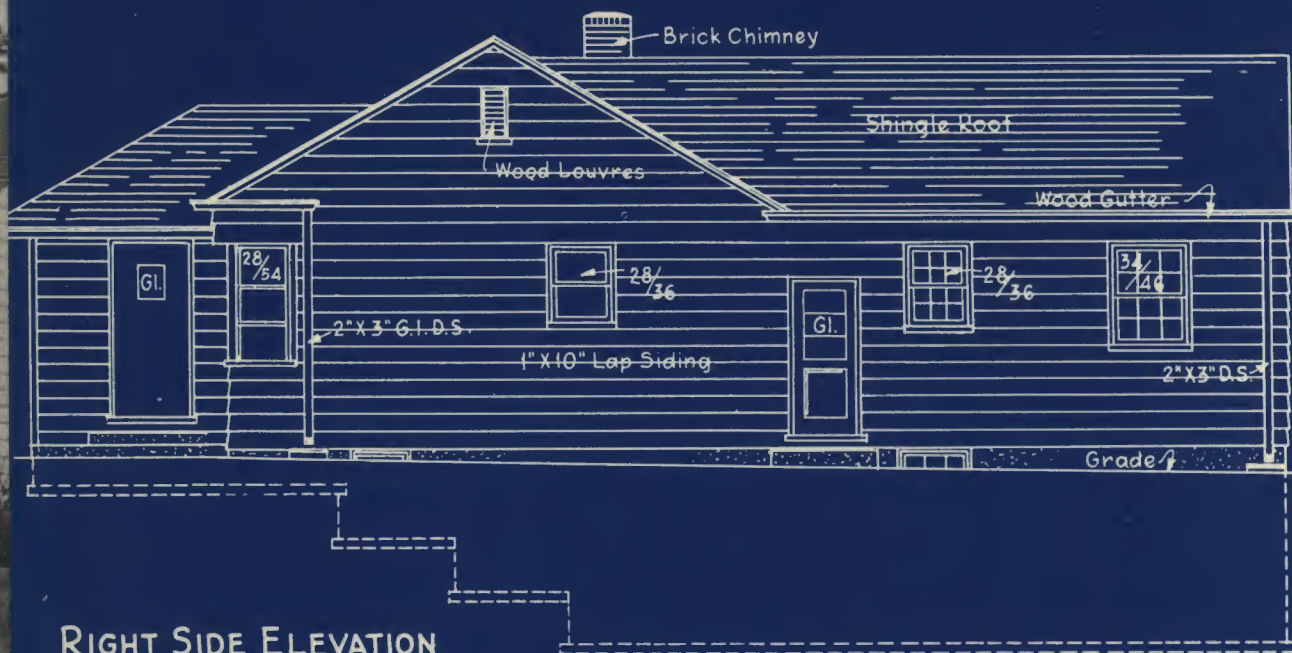
THOMAS, GRAINGER & THOMAS, ARCHITECTS

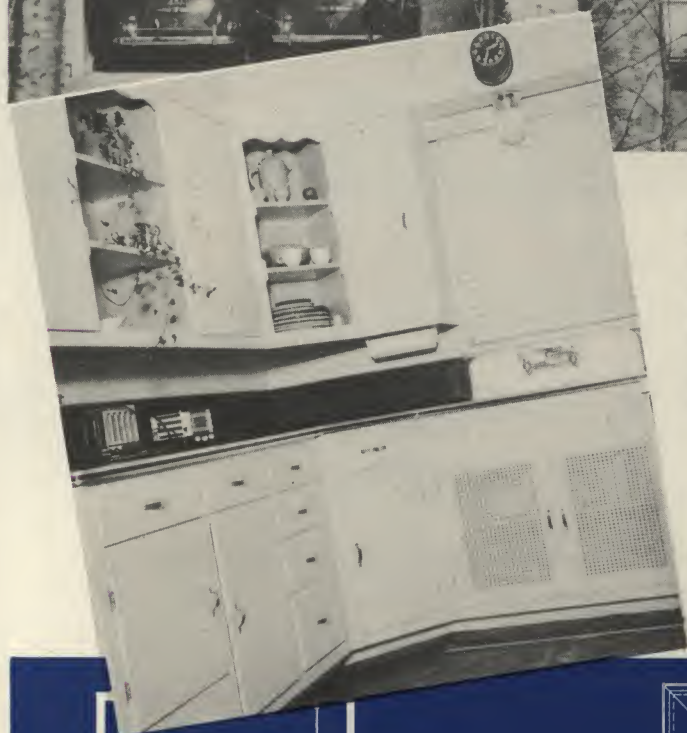
Arcade Building, Seattle, Wash.

Simmons Boardman Pub. Corp., 105 W. Adams St., Chicago, Ill.



DESIGN NO. AB 101
 AMERICAN BUILDER BLUEPRINT SERIES
 Designed By
 THOMAS, GRAINGER & THOMAS, ARCHITECTS
 Arcade Building, Seattle, Wash.
 Simmons Boardman Pub. Corp., 105 W. Adams St., Chicago, Ill.





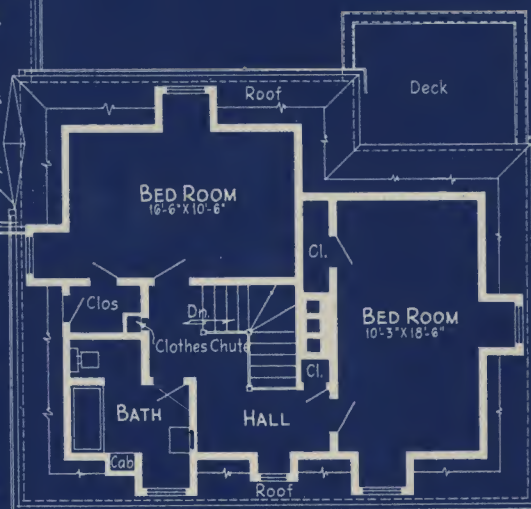
PICTURED above is a French Colonial type with its long, sweeping roof lines. Left, ample storage and work space is provided in kitchen. Below, plans show bedroom and bath on first floor.

French Colonial

THE brick house above is one of the most attractive in the Kesslerwood subdivision, a 35-acre development of distinctive homes in Indianapolis, Ind. The plan is an exceptionally convenient one, with four rooms and bath on first floor, and two rooms and a second bath on the second floor. A double garage is attached, with easy access to the house through kitchen. The house was designed by Maurice E. Thornton, Indianapolis architect.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



IMPOSING porch provides entrance to both first and second stories. Basement can be omitted. "Double-use" bath is shown on plan.

Modern Design For A Sloping Lot

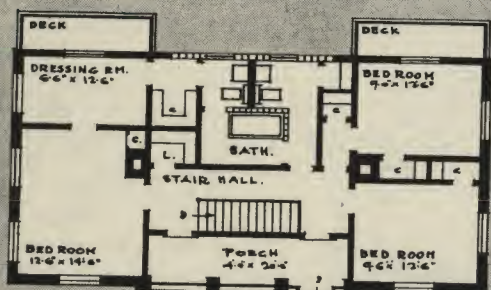
"Motor age" entrance featured in this blueprint house crammed with building ideas.

THIS design, especially prepared for *American Builder* by Architects Henry Otis Chapman and Randolph Evans of New York, is full of livable, forward-looking ideas. It is simple and modern in its lines, and has a floor plan "geared to the motor age." With the garage set back as indicated, cars unload in a covered area, with direct entrance to house.

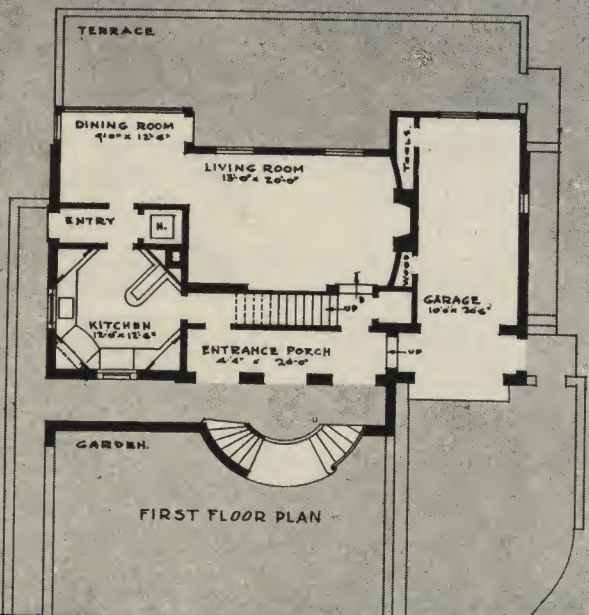
To reduce the cost, basement may be omitted. and heating unit located off the "service-center" kitchen.

The clever porch detail permits entrance on either first or second floor. The spacious living and dining rooms have big windows looking out over a terrace. Upstairs, the "double-use" bath deserves attention.

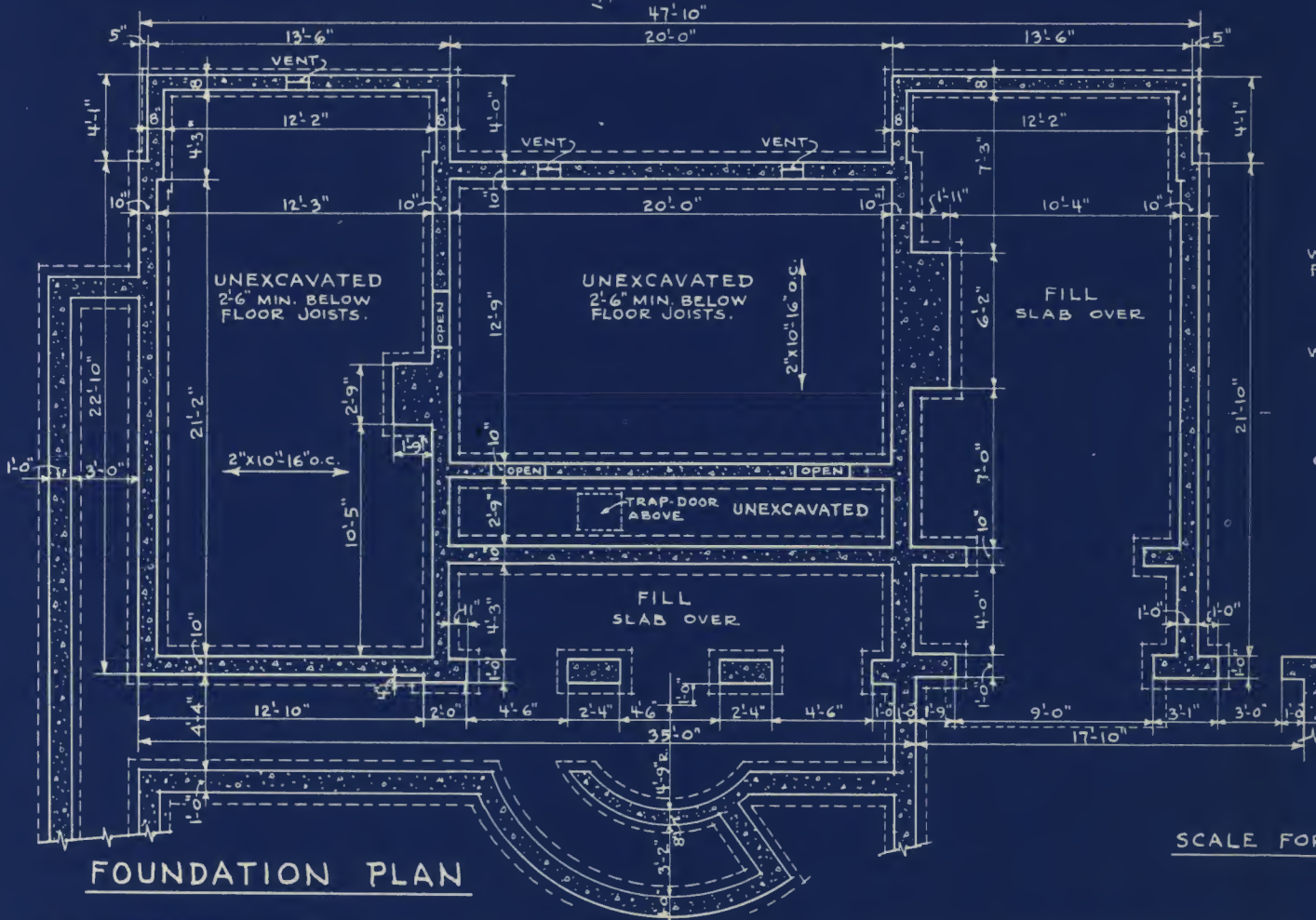
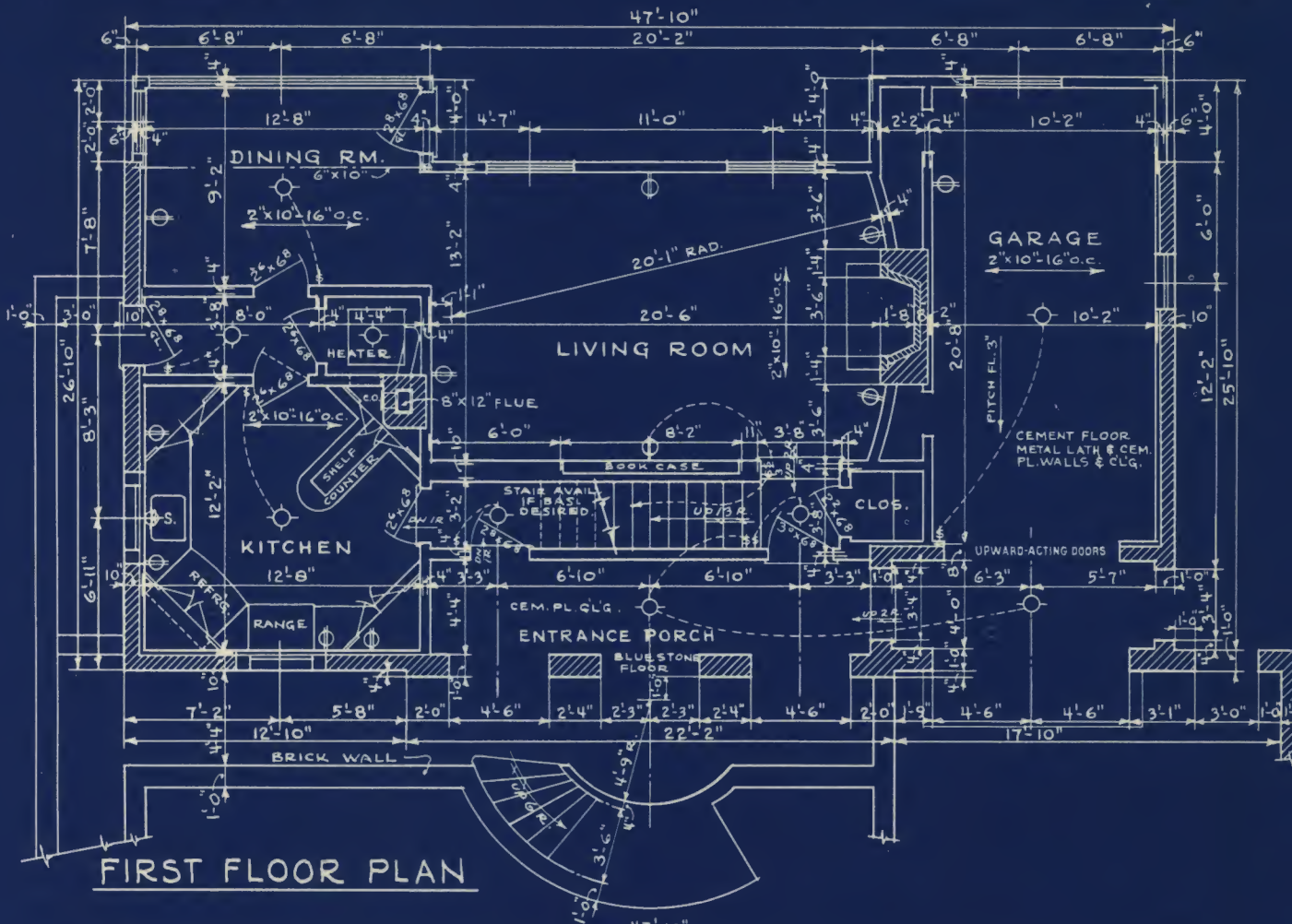
Few houses are as cleverly designed for a hillside or sloping lot as this one, and the blueprints merit careful study to discover the many innovations and better building ideas proposed.



SECOND FLOOR PLAN

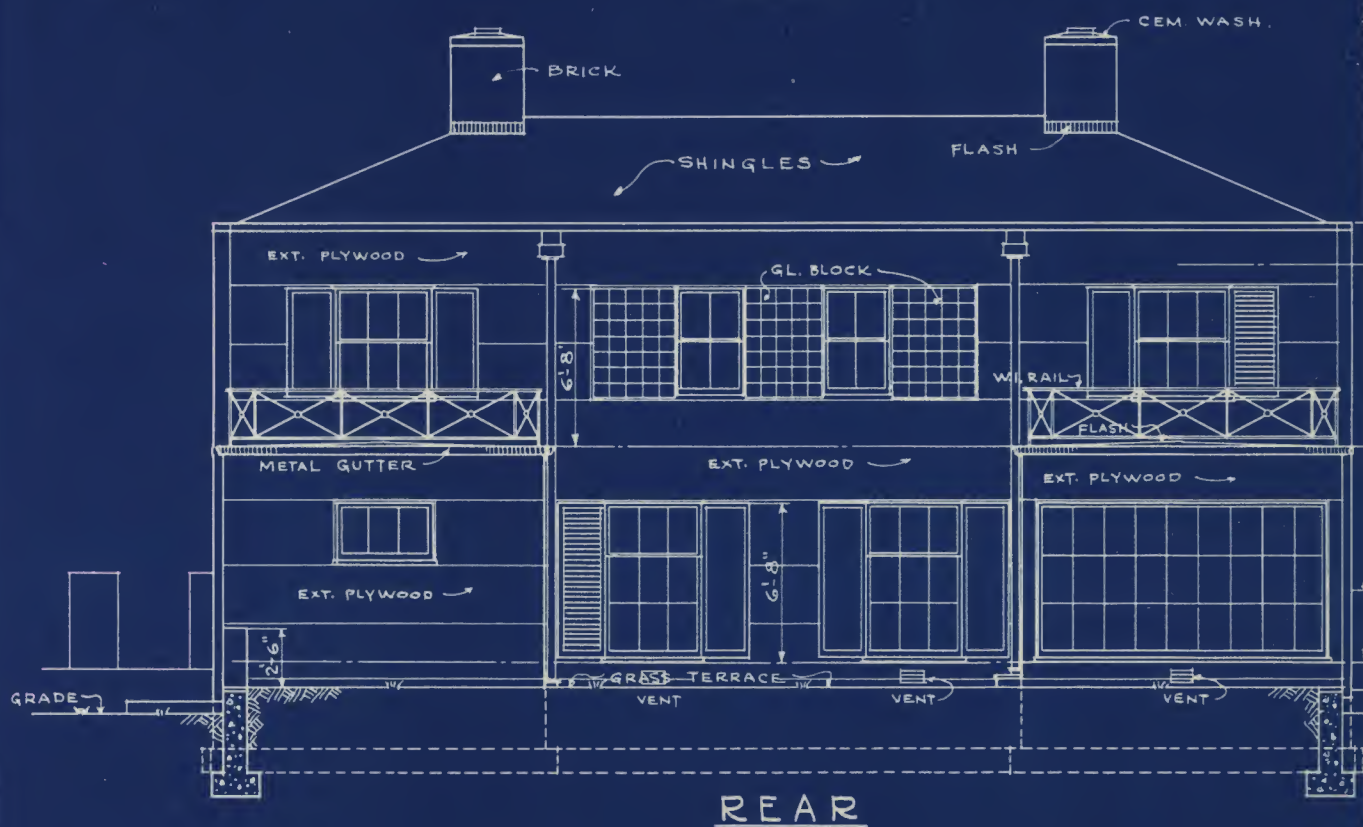
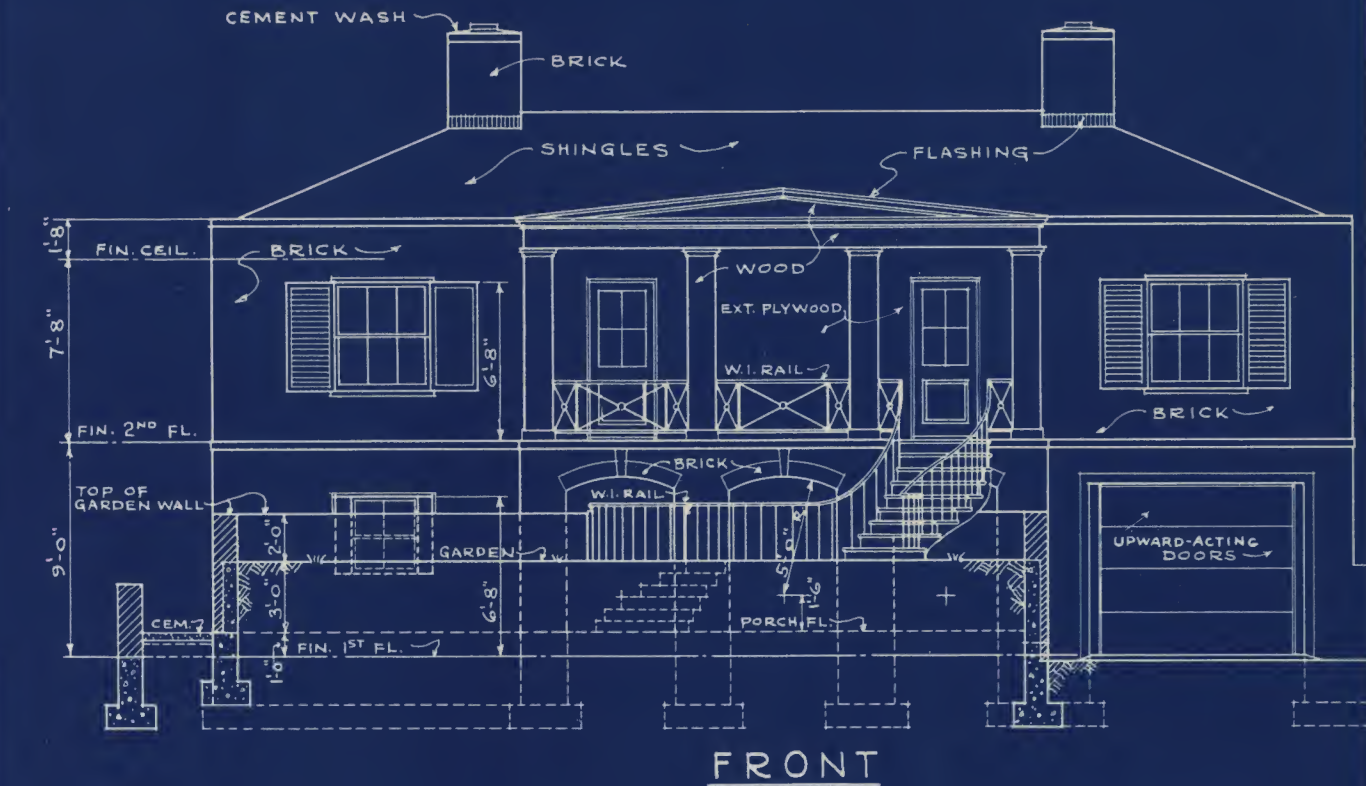


FIRST FLOOR PLAN

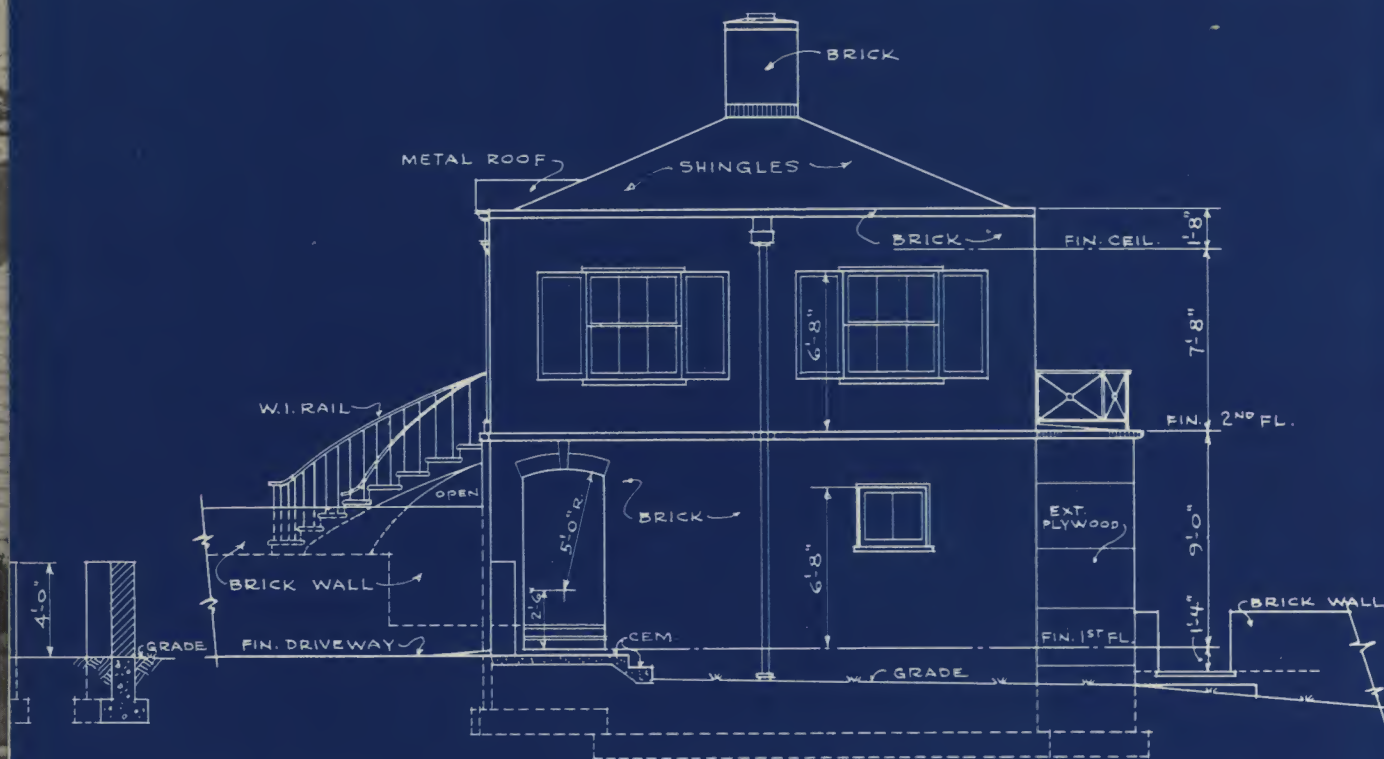


SCALE FOR

DESIGN No. AB-8
AMERICAN BUILDER
POST-WAR BLUEPRINT SERIES
PREPARED BY
HENRY OTIS CHAPMAN - RANDOLPH EVANS
ARCHITECTS NEW YORK, N.Y.
Simmons-Boardman Pub. Corp., 105 W. Adams St., Chicago

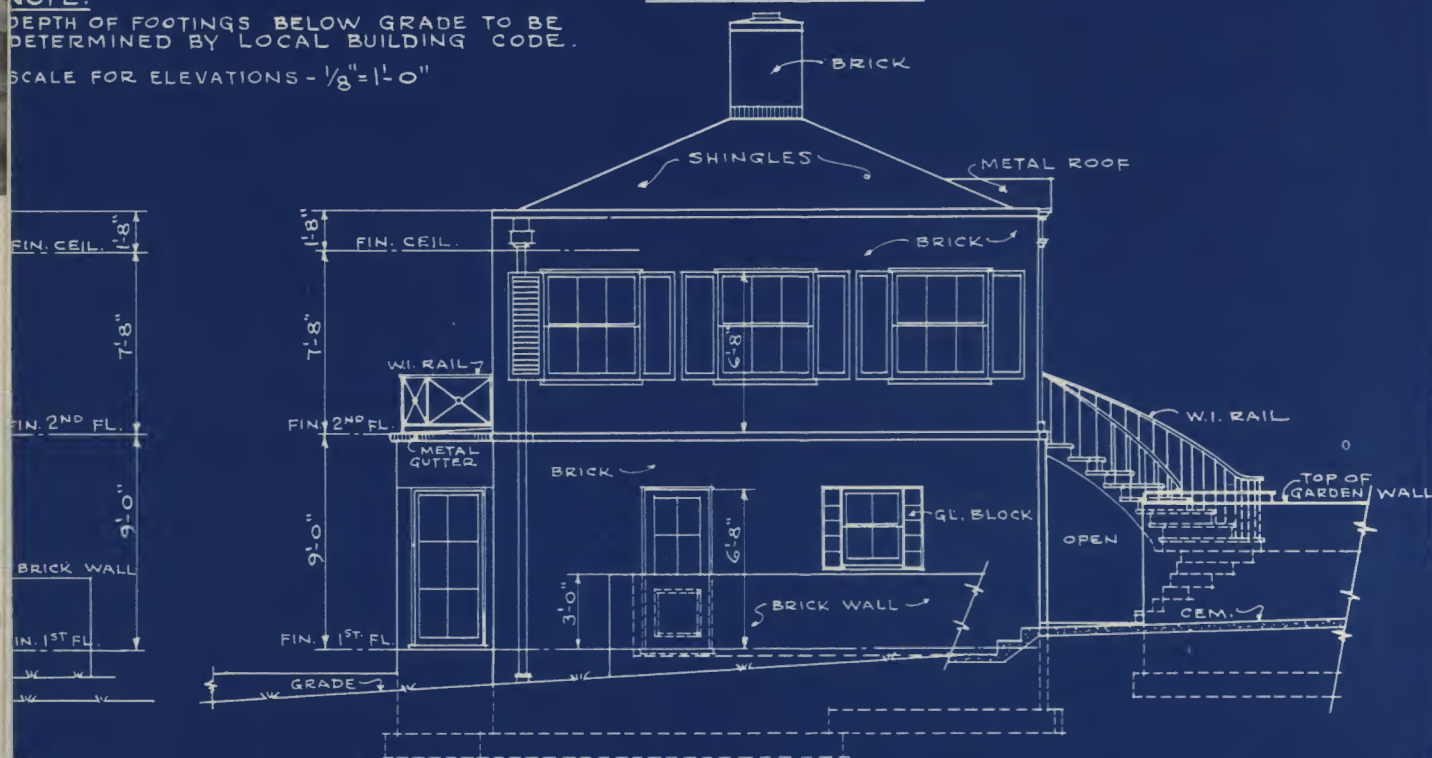


DESIGN No. AB-8
 AMERICAN BUILDER
 POST-WAR BLUEPRINT SERIES
 PREPARED BY
 HENRY OTIS CHAPMAN - RANDOLPH EVANS
 ARCHITECTS NEW YORK, N.Y.
 Simmons-Boardman Pub. Corp., 105 W. Adams St., Chicago

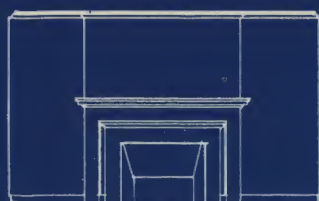


RIGHT SIDE

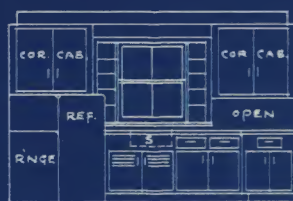
NOTE:
DEPTH OF FOOTINGS BELOW GRADE TO BE
DETERMINED BY LOCAL BUILDING CODE.
SCALE FOR ELEVATIONS - $\frac{1}{8}" = 1'-0"$



LEFT SIDE



FIREPLACE DETAIL
SCALE: $\frac{1}{8}" = 1'-0"$



KITCHEN CABINET DETAILS
SCALE: $\frac{1}{8}" = 1'-0"$



Different Exteriors; Identical Plans

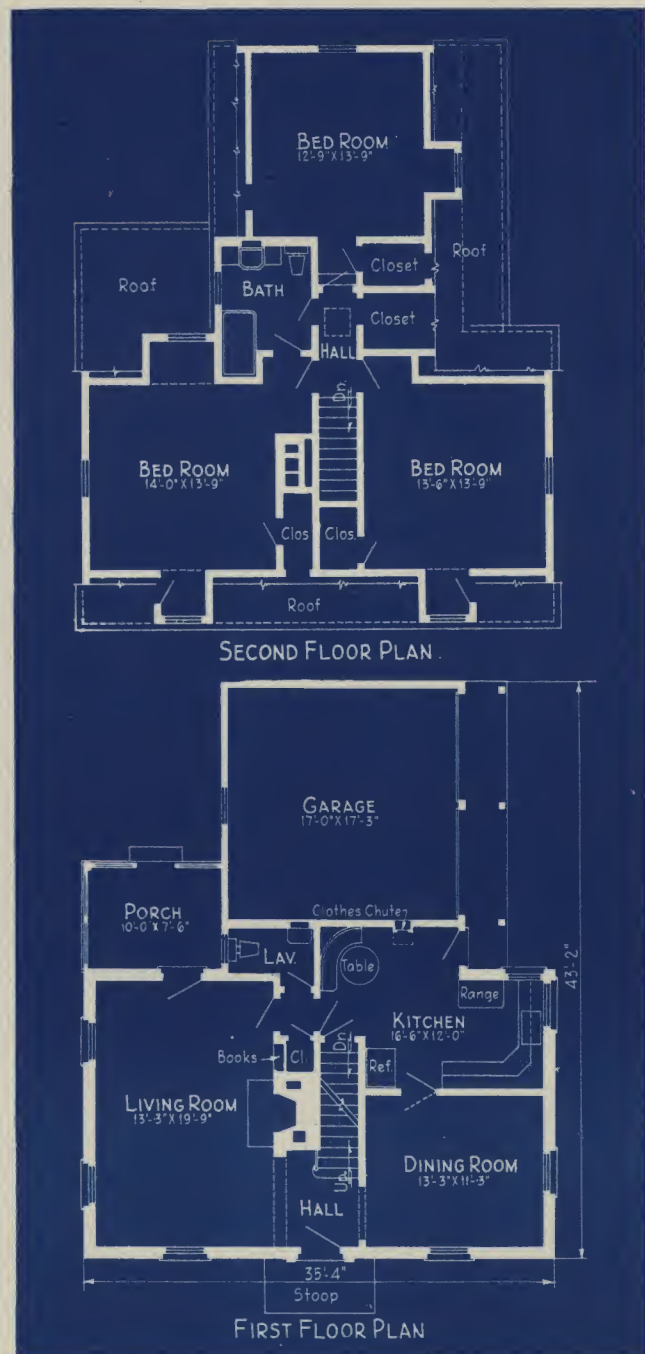
TWO houses in the Kesslerwood subdivision of Indianapolis, Ind., designed by Architect Maurice E. Thornton, are identical in plan and similar in exterior treatment. The one at right was built of stone, with a flush entrance doorway, while the house below is of brick, with a small roofed porch at entrance. There are six rooms, one and one-half baths, and a double attached garage.



THE severe lines of this stone house have a distinct appeal.



CHARACTERISTICS of this house are similar to the one above right, with exception of entrance and exterior material. Right, plan of conventional type with three bedrooms and bath above. Below, spacious kitchen provides space for circular breakfast nook.





A—OUTDOOR FIREPLACE, with massive chimney, gives this Colonial garage unusual charm—makes it a happy addition to the back yard.

B—EXTRA WORKROOM with skylight is cleverly built on raised platform in big-windowed garage below. Could serve as flower room. Note handy storage. (Plan is reversed.)

Four Artistic Private Garages



THE blueprints shown opposite bring a new quality of architectural charm and beauty to the lowly private garage. Architects Henry Otis Chapman and Randolph Evans have especially designed these four types — each with an unusual feature that will give it salability and charm.

Each garage is fully detailed in the carefully drawn and accurately scaled blueprint at right. Note the appealing

outdoor fireplace, with its massive chimney, and storage space for cooking equipment as pictured in garage A.

A new idea in garage construction is worked out in garage B, with its clever elevated flower room or workroom lighted by the huge fixed window and skylight. Of equal interest is the built-in work bench in garage D, and the extra bedroom in C, with the sturdy outside stairs and Colonial details.

C—SECOND FLOOR BEDROOM is provided in the charming gambrel-roofed garage pictured below. Architects Chapman and Evans have shown how to bring authentic architectural styling to this attractive garage, fully detailed in the blueprint opposite.



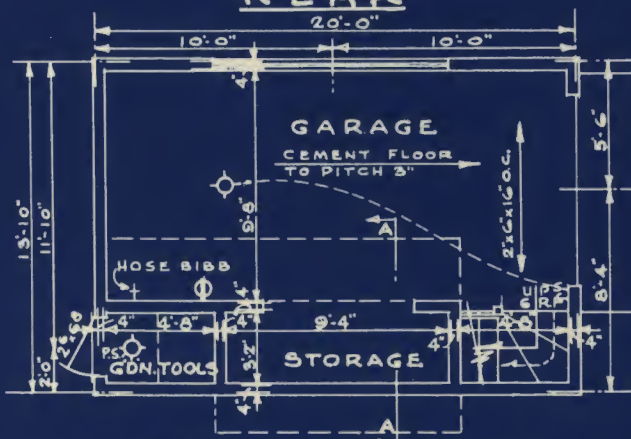
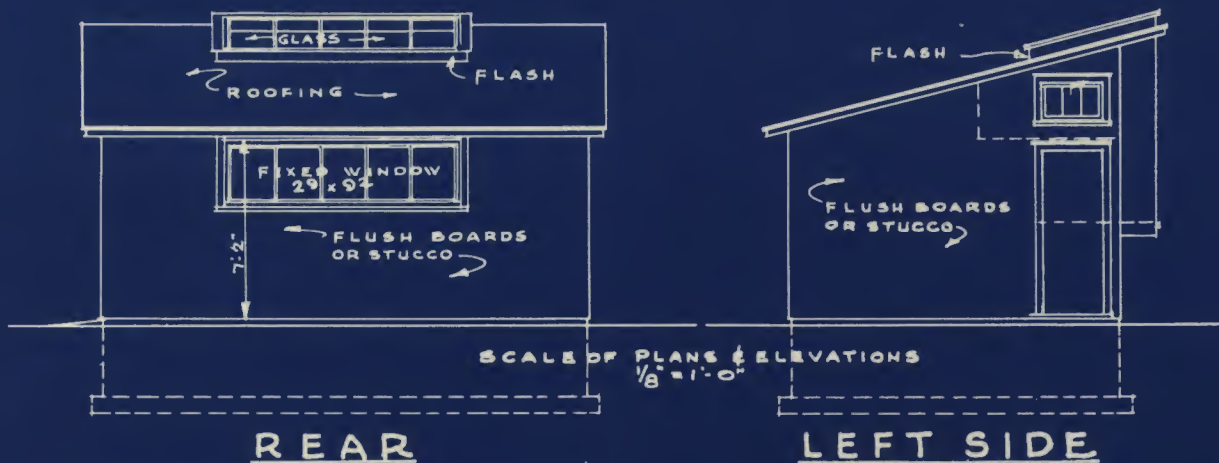
D—CLEVER architectural detailing features the single-car garage above, which has a built-in work bench.



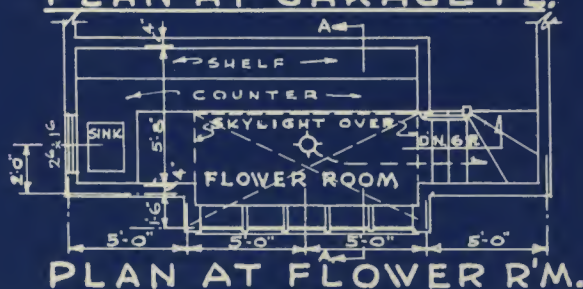
(B)



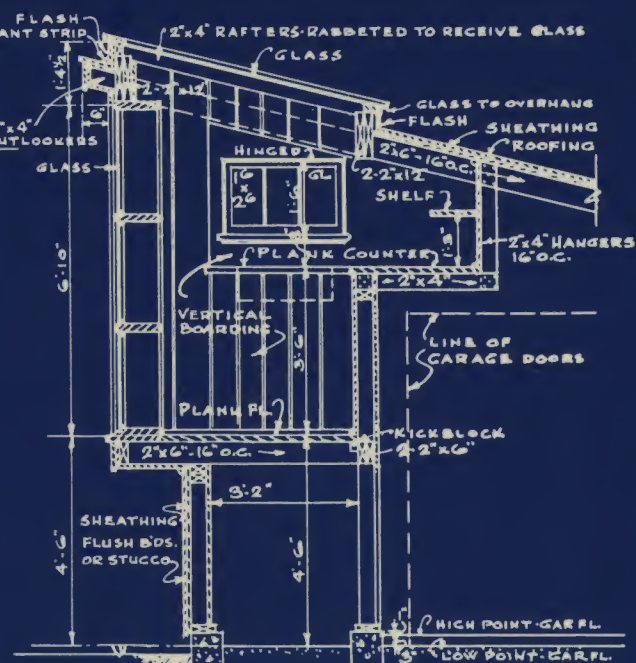
DEPTH OF FOOTINGS BELOW GRADE TO BE DETERMINED BY LOCAL BUILDING CODE.



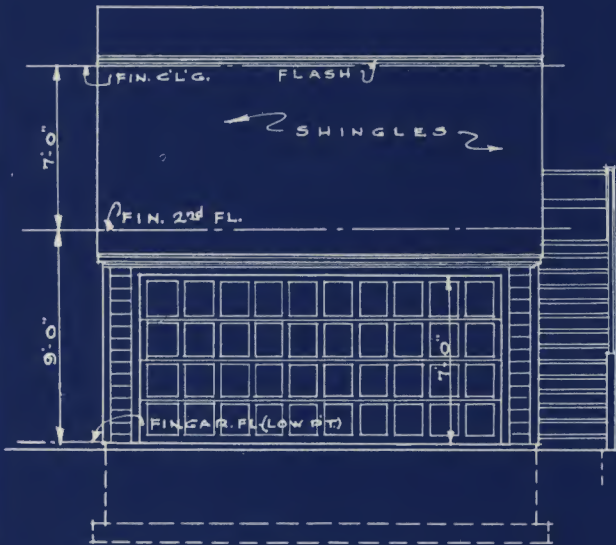
PLAN AT GARAGE FL.



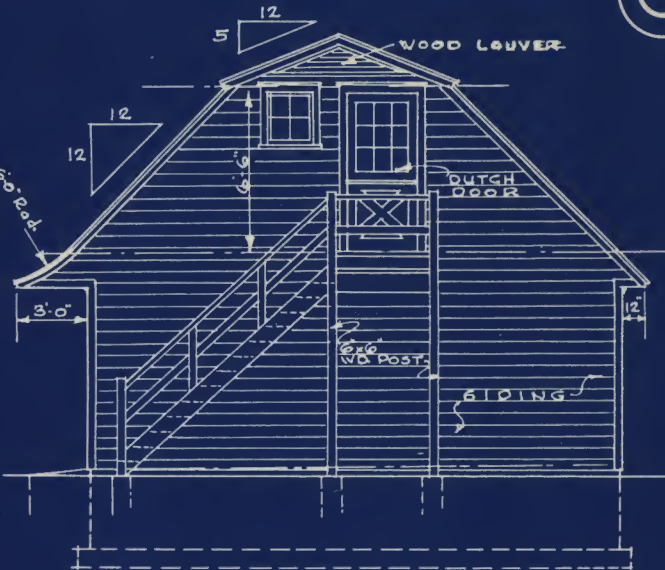
PLAN AT FLOWER R.M.



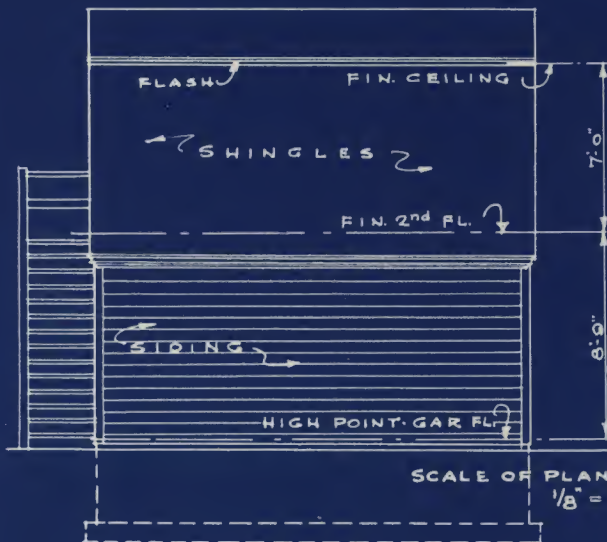
SECTION A-A. SCALE 1/4\"/>



FRONT



RIGHT SIDE

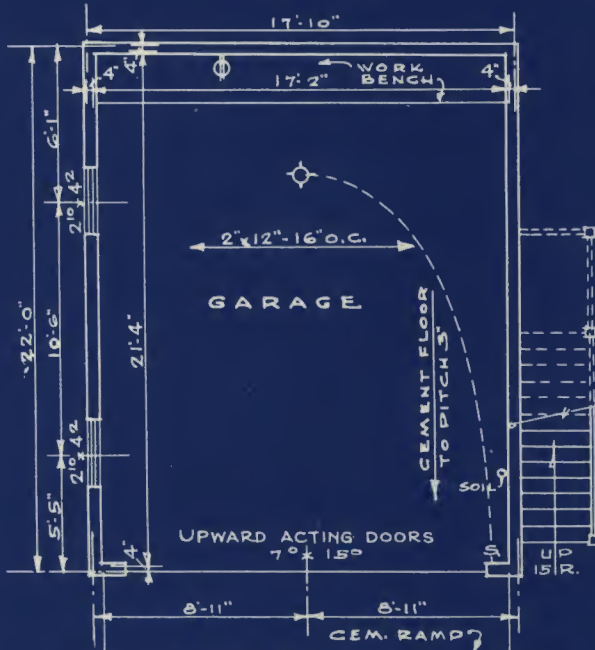


REAR

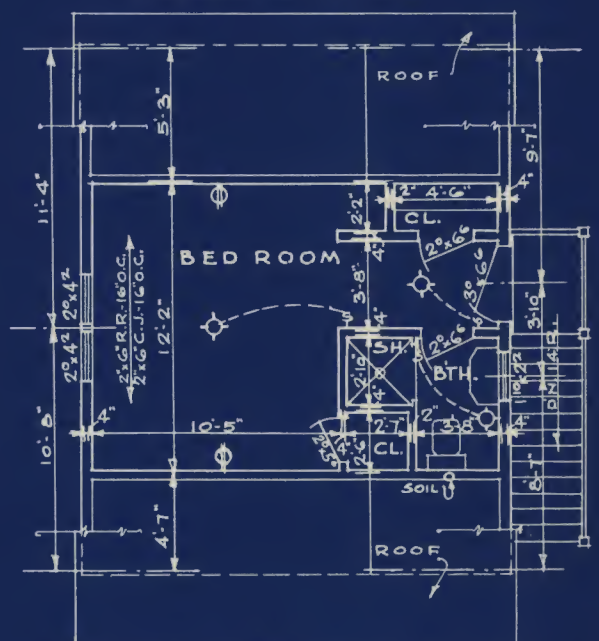


LEFT SIDE

SCALE OF PLANS & ELEVATIONS
1/8" = 1'-0"



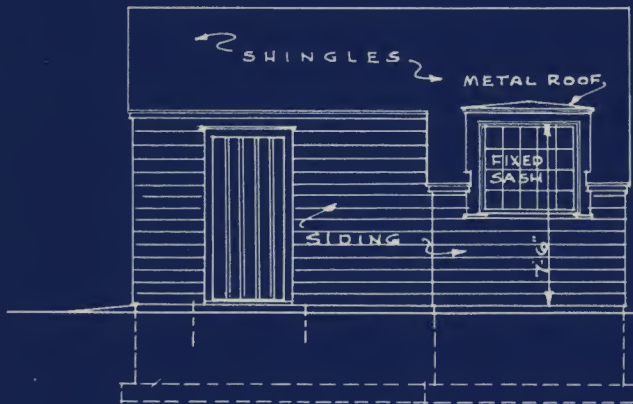
GARAGE FLOOR PLAN



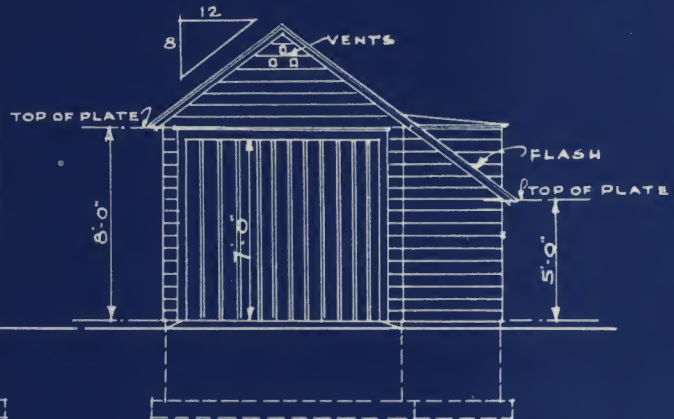
SECOND FLOOR PLAN

DEPTH OF FOOTINGS BELOW GRADE TO BE DETERMINED BY LOCAL BUILDING CODE.

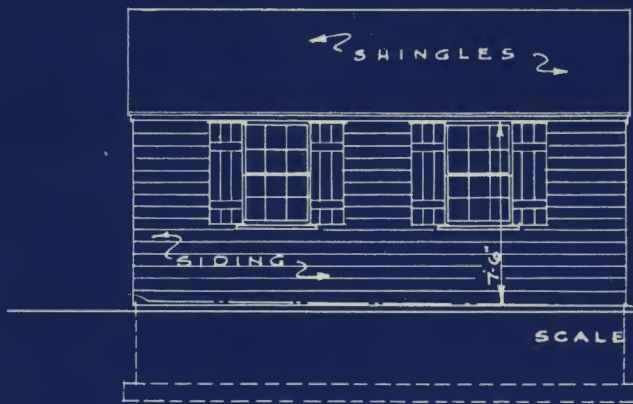
D



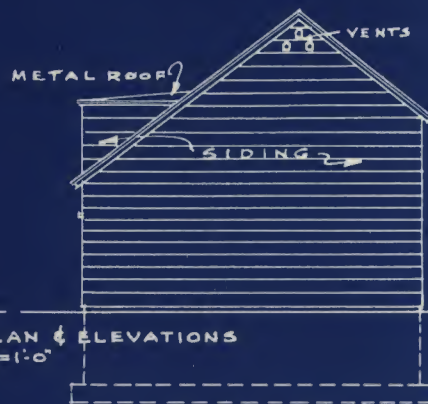
RIGHT SIDE



FRONT

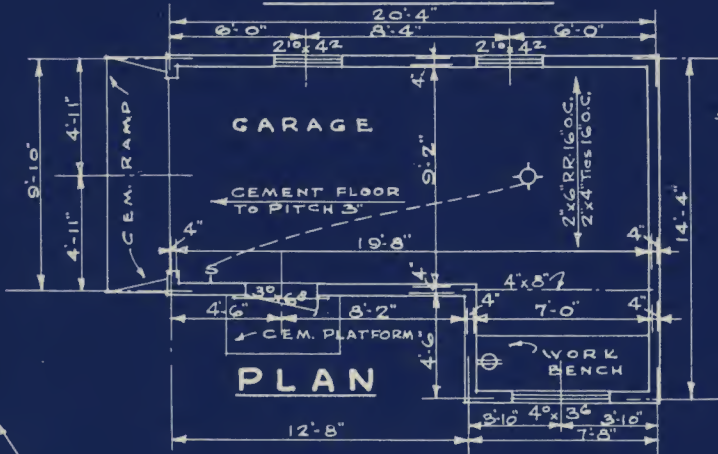


LEFT SIDE

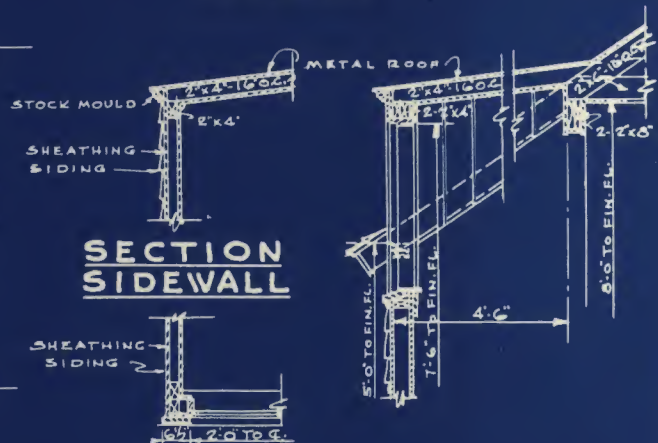


REAR

SCALE OF PLAN & ELEVATIONS
1/8" = 1'-0"



PLAN

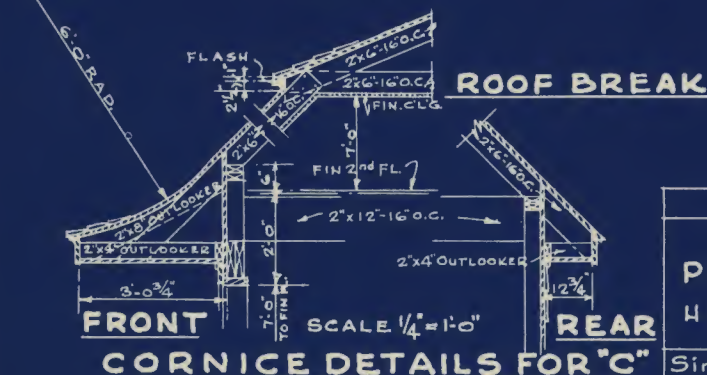


SECTION SIDEWALL

JAMB ABOVE ROOF SECTION THRU DORMER

DORMER DETAILS

SCALE 1/4" = 1'-0"



ROOF BREAK

FRONT

REAR

CORNICE DETAILS FOR "C"

DESIGN No. AB-2

AMERICAN BUILDER
POST-WAR BLUEPRINT SERIES
PREPARED BY
HENRY OTIS CHAPMAN • RANDOLPH EVANS
ARCHITECTS NEW YORK, N.Y.

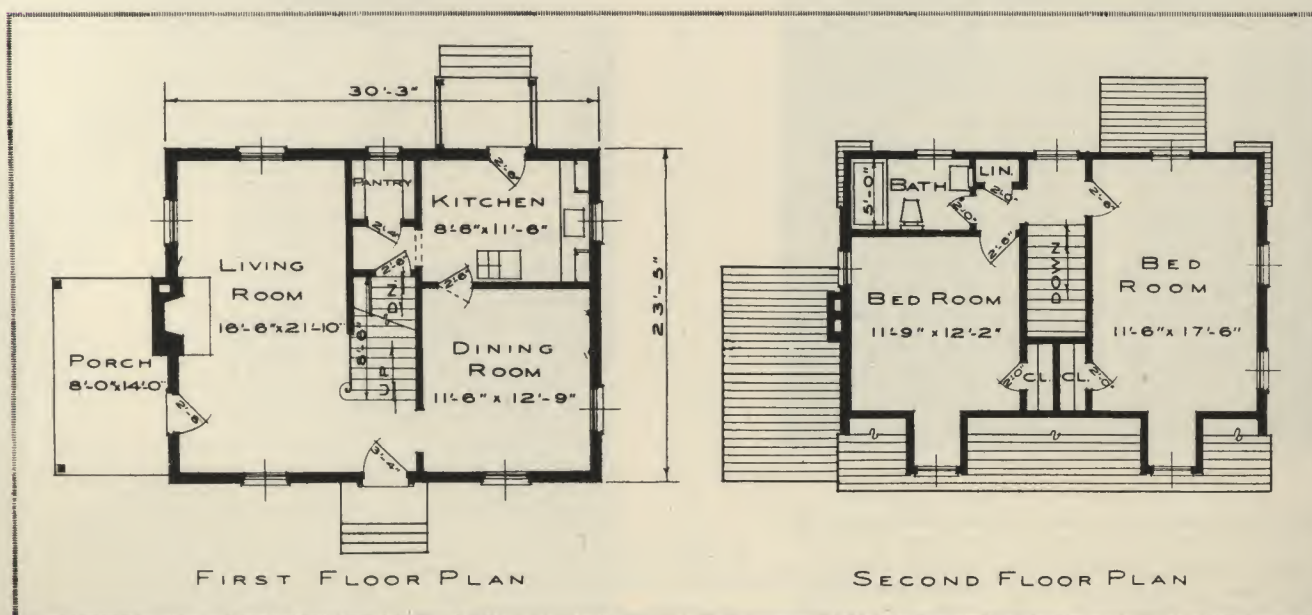
Simmons-Boardman Pub. Corp. 105 W. Adams St., Chicago.



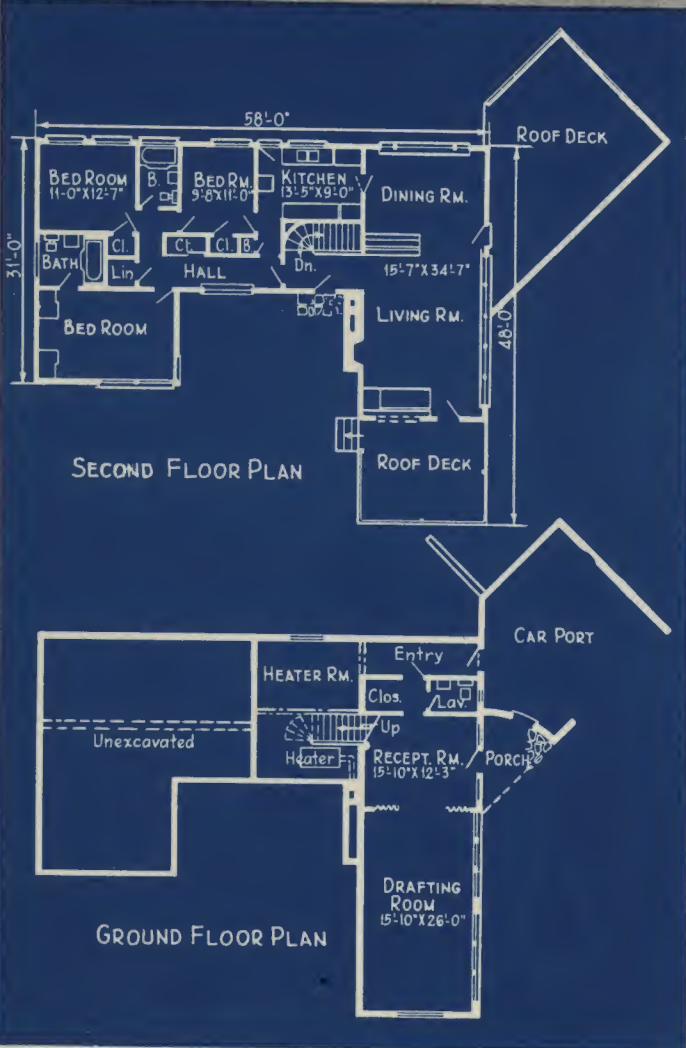
Security Expressed in Brick

HOME buyers in Virginia like to have their houses express an air of security and permanence, and this is exactly what Builder John S. Christian has given them in his several successful developments. The house illustrated above is part of a complete street in which the excellent floor plan below was followed with minor variations of plan and exterior. Christian used a 23'5" x 30'3" floor plan drawn by Architect Elmo Pearmon.

Walls are of brick with USG Rocklath and plaster. Ceilings are insulated with 4 in. of mineral wool, and the roof is finished with Buckingham slate. White oak flooring is used. Heating system is a 2-pipe hot water with an oil burner and a summer-winter hot water hookup. The attractively styled side porches, dentils, Colonial entrances and brick steps contribute much to the architectural appeal of these "security" brick homes.



Perfect Symmetry in Modern Two-Level House



THIS modern house at Falmouth, Mass., the work of Architect-owner Ernest G. Peterson, embodies his ideas as to the four main trends in home building. These are: Modern architecture — not too revolutionary, but a definite departure from traditional designs; large glass areas; built-in furniture — bookcases, buffets, bedroom shelving, and even davenports; and better heating, with radiant type system which provides added comfort and economy of operation, especially in houses with large window areas.



PLANS of this house, built on Cape Cod and overlooking the ocean, take advantage of sloping site and show a forward-looking room arrangement. The modern entrance, pictured at the right, is at the lower ground level and combines several materials. E. G. Peterson, Falmouth, Mass., architect.

Digitized by:

The Association for Preservation Technology



From the collection of:

Floyd Mansberger
Fever River Research
www.IllinoisArchaeology.com

